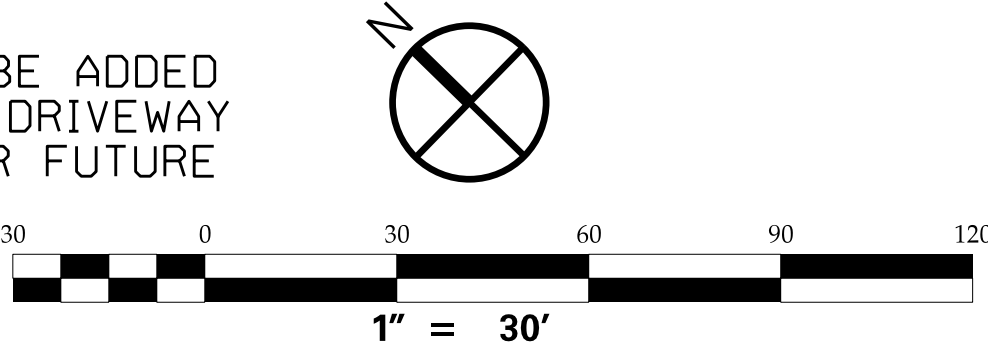
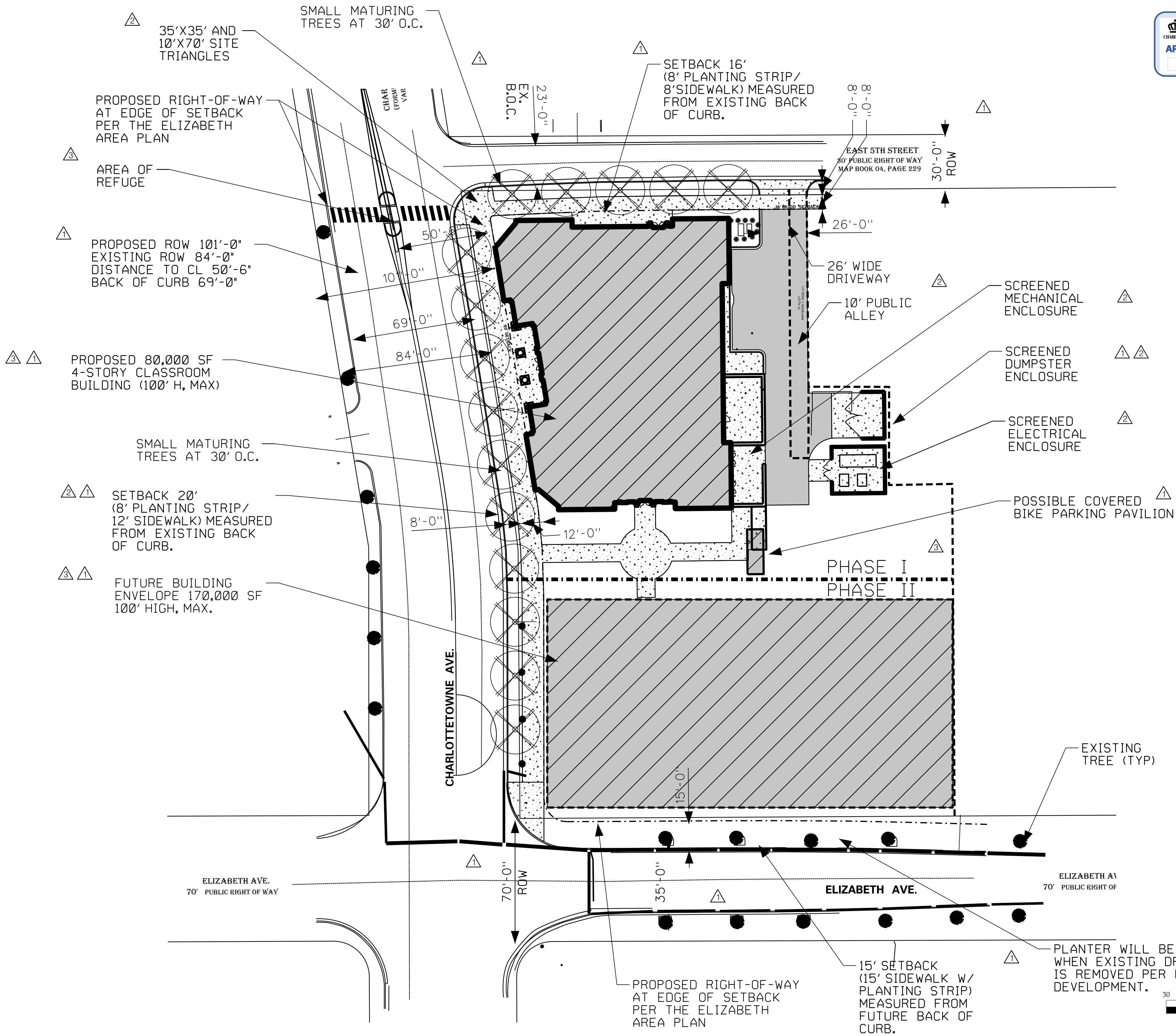
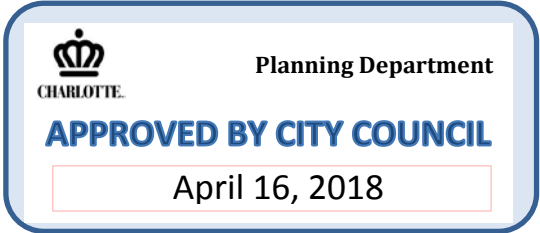


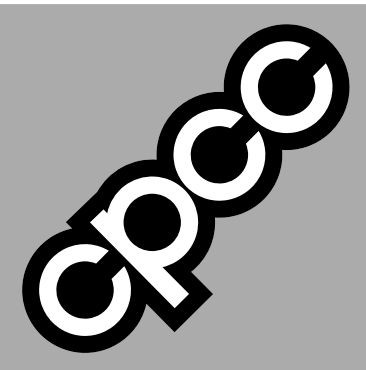
DEVELOPMENT DATA							
TAX PARCEL	080-194-01	080-194-03	080-194-04	080-194-05	080-194-07*/080-194-16*	080-194-14	080-194-15
PARCEL ADDRESS	1224 CHARLOTTETOWNE	1218 CHARLOTTETOWNE AVE.	1212 CHARLOTTETOWN AVE.	1216 CHARLOTTETOWNE AVE	1425 ELIZABETH AVE.	1412 E 5TH STREET	1414 E 5TH STREET
SITE ACREAGE	0.149 AC	0.301 AC	0.111 AC	0.61 AC	0.429 AC	0.081 AC	0.079 AC
EXISTING ZONING	B-2	NS	B-2	NS	NS	O-2	O-2
PROPOSED ZONING	MUDD(O)	MUDD(O)	MUDD(O)	MUDD(O)	MUDD(O)	MUDD(O)	MUDD(O)
EXISTING USE	OFFICE	VACANT	VACANT	VACANT	COMMERCIAL	COMMERCIAL	VACANT
PROPOSED USE	INSTITUTIONAL	INSTITUTIONAL	INSTITUTIONAL	INSTITUTIONAL	INSTITUTIONAL	INSTITUTIONAL	INSTITUTIONAL
BUILDING AREA	80,000 SF PHASE I/170,000 SF PHASE II		80,000 SF PHASE I/170,000 SF PHASE II		80,000 SF PHASE I/170,000 SF PHASE II		
OPEN SPACE	1 SF/100 SF	1 SF/100 SF	1 SF/100 SF	1 SF/100 SF	1 SF/100 SF	1 SF/100 SF	1 SF/100 SF

VICINITY MAP



PRELIMINARY
NOT FOR
CONSTRUCTION

Submission Date: October 16, 2017		
Revision Dates:		
△ Zoning Submittal No. 2	December 11, 2017	
△ Zoning Submittal No. 3	February 12, 2018	
△ Zoning Submittal No. 4	March 26, 2018	
Zoning Submittal No. 5	April 4, 2018	



CPCC Central
Campus

Charlotte, NC

Rezoning Petition
2017-161 For
Public Hearing

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from: Bulla Smith Design Engineering, P.A., a Stanley
D. Lindsey and Assoc., Ltd. office.

Schematic
Site Plan

RZ-1

P:\2017\2017.34 CPCC Rezoning 2017\CADD Files\cprRZ2.dgn 4-APR-2018 13:18

1. SITE DEVELOPMENT DATA

SITE ACREAGE:	+/-1.76 Acres
PARCEL ID NUMBERS:	080-194-01; 080-194-03; 080-194-04; 080-194-05 080-194-07; 080-194-14; 080-194-15; 080-194-16*
EXISTING ZONING:	B-2, NS, O-2
PROPOSED ZONING:	MUDD (O)
EXISTING USE:	OFFICES, COMMERCIAL AND VACANT; LAYDOWN AREA.
PROPOSED USE:	COMMUNITY COLLEGE CAMPUS TO INCLUDE OFFICES, LABS AND CLASSROOMS, PARKING AND ACCESSORY USES ALLOWED IN MUDD ZONING DISTRICTS EXCEPT RESIDENTIAL USES.
MAXIMUM BUILDING AREA:	250,000 SF
BUILDING HEIGHT:	100 FEET
MAXIMUM NUMBER OF BUILDINGS:	TWO

*GIS MAPPING DOES NOT RECOGNIZE TAX PARCEL 080-194-16 AND WE BELIEVE THAT THE PARCEL MAY BE CONSIDERED AS A PORTION OF TAX PARCEL * 080-194-07. HOWEVER, THE PROPERTY IS STILL IDENTIFIED AS A SEPERATE PARCEL PER MECKLENBURG COUNTY REAL ESTATE LOOK-UP SO WE HAVE LISTED TO ENSURE THAT THE ENTIRE SITE IS INCLUDED. THE PROPERTY CONTAINED IN TAX PARCEL *080-194-07 IS INCLUDED WITHIN TAX PARCEL *080-194-07 ON THE SITE PLAN.

2. GENERAL PROVISIONS:

- a. These Development Conditions form a part of the rezoning petition filed by CentralPiedmont Community College ("Petitioner" or "Owner") to accommodate the future development of an approximately 1.76 acre site consisting of eight (8) parcels located in the block bounded by Charlottetown Avenue, Elizabeth Avenue, N. Torrence Street and East Fifth Street in Charlotte, North Carolina, and which is more particularly depicted on the enclosed Site Plan (the "Site").
- b. Petitioner desires to rezone the Site to a zoning classification compatible with its existing Central Piedmont Community College Central Campus ("Central Campus") to allow for seamless expansion of the existing Central Campus and harmonious development of the Site.
- c. These Development Conditions, the Site Plan, Petitioner's Application for Rezoning ("Application") and any revisions thereof are collectively referred to as the "Rezoning Petition" or "Conditional Plan".
- d. The development of this Site will be governed by the Conditional Plan and the applicable provisions of the City of Charlotte's Zoning Ordinance (the "Ordinance").
- e. Drawings, renderings, photographs or other illustrations submitted with the Site Plan or included with the Application are illustrative of the exterior building materials and architectural style and elements of the proposed buildings to be constructed on the Site.
- f. Alterations to the Conditional Plan are subject to Section 6.207 Alternations to Approval of the Ordinance.

3. OPTIONAL PROVISIONS

- a. The MUDD (O) is provided herein to allow the temporary buildings and storage use in conjunction with the construction of six (6) different buildings located on the Central Campus.
- b. The MUDD (O) is provided herein to allow a 15 foot setback along Elizabeth Avenue which will include a 15 foot sidewalk with trees in planters. As driveways along Elizabeth Avenue are removed, Petitioner shall provide required trees in planters within the sidewalk.
- c. The MUDD (O) is provided herein to require no additional dedication of right of way for nine (9') planting strip along Elizabeth Avenue, provided however as driveways along Elizabeth Avenue are removed, Petitioner shall provide required trees and planters within the sidewalk.

4. PERMITTED USES

- a. Any new development on the Site will be devoted to use as a Community College Campus, including, but not limited to, classrooms, labs, conference rooms or centers and offices. Accessory uses, including but not limited to, campus store, coffee shop or restaurnt as allowed under the Ordinance by right or under prescribed conditions in the MUDD Zoning District, are permitted but only in conjunction with the Community College Campus use. No use allowed in MUDD other than Community College Campus shall be allowed as principal use. Residential uses are not allowed.
- b. A portion of the site will be used for temoprary buildings and storage uses in connection with construction of buildings on the Site and on Central Campus. Such temporary uses shall be terminated thirty six (36) months after the date of City Council for the City of Charlotte's approval of this Rezoning Petition. During said temporary uses, the Site will comply with the following criteria:
- (i) That the storage site is located a distance at least 200 feet from any residential land use or property with a residential zoning classification.
 - (ii) Location of an approved temporary access to the alternative storage site;
 - (iii) Installation of temporary opaque screening to mitigate impacts to surrounding less intence land uses;
 - (iv) Fencing and required signage;
 - (v) Leasing of necessary right-of-way or easements to facilitate safe movement of materials between the two sites during construcion.
 - (vi) A traffic control and associated operational plan for use of the site during the course of construction; timetable for use of the site and preparation of an approved site restoration plan to be implemented prior to the issuance of a certificate of occupancy for the principal use.
 - (vii) Posting of any additional surety and guarentee the repair of any public improvements that may be impacted during the construction process.

5. TRANSPORTATION:

- a. Along Elizabeth Avenue, Petitioner shall offer for dedication any additional right of way, as necessary to accomodate a fifteen foot (15') sidewalk. This offer of dedication shall be made prior to the issuance of a Certificate of Occupancy.
- b. Petitioner shall offer for dedication additional right-of-way along Charlottetown Avenue to allow for an twelve foot (12') planting strip and eight foot (8') sidewalk (twenty (20') from existing back of curb). This offer of dedication shall be made prior to the issuance of a Certificate of Occupancy. Petitioner reserves the right to designate pedestrian and cyclists sections of the sidewalk through the use of pavers or decorative stamped/colored concrete subject to obtaining a Right of Way Encroachment Agreement as set forth in (e)(7) below.
- c. Along East Fifth Street, Petitioner shall provide an eight foot (8') sidewalk and eight foot (8') planting strip (16' from back of existing curb), as generally depicted on the site plan.
- d. In order to improve the safety of the intersection for both pedestrians and cyclists, Petitioner shall pay up to Fourteen Thousand Dollars and 0/100 (\$14,000) for the installation of four (4) dual message blank out signs at the intersection of Elizabeth Avenue and Charlottetown Avenue.
- e. Petitioner will construct a pedestrian refuge at the intersection of Charlottetown Avenue and Fifth Street in the location generally depicted on the Site Plan.
- f. On eastbound Charlottetown Avenue, Petitioner will shift the median and restripe to provide 150 feet of storage and an inbound dedicated left turn lane construct to 3rd Street as depicted in that Left Turn Lane Concept plan included with this Rezoning Petition.
- g. Driveways:
- (1) Exact access to the Site will be determined after orientation of the proposed buildings in relation to the adjacent rights of way is established; provided, however, the site shall have access along both Fifth Street and Elizabeth Avenue.
 - (2) Adequate sight triangles for any new development of the Site shall be reserved at the street entrance(s). All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distances at the entrance(s).
 - (3) Any proposed driveway connections to Fifth Street and Elizabeth Avenue will require driveway permits to be submitted to CDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process, provided however, Petitioner shall be permitted to have access along both Fifth Street and Elizabeth Avenue.
 - (4) All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
 - (5) Any fence or wall constructed along or adjacent to any sidewalk or street right of way requires a certificate issued by CDOT.
 - (6) A Right of Way Encroachment Agreement is required for installation of any nonstandard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right of way by a private individual, group, business, or homeowner's/ business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal and liability insurance coverage requirements.

h. No Certificate of Occupancy will be issued for the Site until Parking Deck 3 at the intersection of Seventh Street and Charlottetown Avenue reopens for parking or Petitioner is otherwise able to demonstrate adequate alternative parking elsewhere on Central Campus.

i. All transportation improvements will be approved and constructed before the first Certificate of Occupancy is issued, provided, however, Petitioners obligation with regards to the dual message blank out signs is satisfied upon payment to the City of Charlotte as set forth in 5(d) and the installation of said signs is not required prior to issuance of the first Certificate of Occupancy on the Site.

6. ARCHITECTURAL STANDARDS:

a. Building materials for the buildings will consist of steel frame structure with an exterior of red brick veneer with pre-cast stone elements, as illustrated by the elevations for Building One in Phase I. Architectural style and design elements for proposed Building Two will be in keeping and harmonize with the other buildings that have been built on Central Campus over the past ten years as depicted in the attached renderings. Petitioner reserves the right to select from the various architectural features and design elements shown on the renderings, photographs and illustrations included as part of this Rezoning Petition when designing the facade of Building Two. Exterior building materials for proposed building construction and/or renovations to existing buildings will not include vinyl or sheet metal siding. Metal siding may be used to house mechanical equipment on the roof of the buildings.

7. STREETScape AND LANDSCAPING:

a. Petitioner reserves the right to phase the streetscape requirements for the Site by providing the required street scape along Fifth Street and Charlottetown Avenue prior to the issuance of a Certificate of Occupancy for Building One in Phase I and the required streetscape along Elizabeth Avenue prior to the issuance of a Certificate of Occupancy for Building Two in Phase II.

b. Site shall comply with the City of Charlotte Tree Ordinance.

8. ENVIRONMENTAL FEATURES
9. PARKS, GREENWAYS AND OPEN SPACE
10. FIRE LANE TREATMENT
11. SIGNAGE
12. LIGHTING:

a. Subject to the conditions set forth herein, freestanding lighting will be limited to twenty five feet in height. All lighting to have full cut-off lighting fixtures.

13. PHASING:

a. This site will be developed in phases. Phase I shall include the construction of the building at the corner of Charlottetown Avenue and Fifth Street ("Building One"). Phase II shall include construction of the building at the corner of Elizabeth Avenue and Charlottetown Avenue ("Building Two").

AMENDMENTS TO REZONING PLAN:

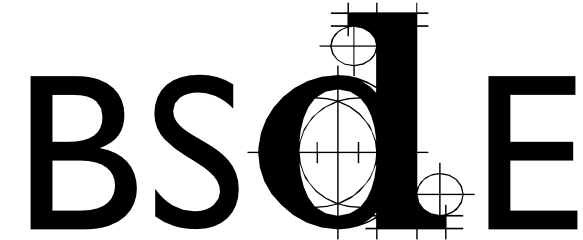
Future amendments to this Conditional Plan, including these development conditions may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

VESTING:

Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. 160A-385.1, due to the nature of the redevelopment, the level of investment, the timing of the redevelopment and certain infrastructure, economic cycles and market conditions this Rezoning Petition includes vesting of the approved Conditional Plan and conditional zoning district associated with this Rezoning Petition for a five (5) year period

BINDING EFFECT OF THE REZONING PETITION:

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these development conditions and the Conditional Plan, will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns, throughout these development conditions, the terms Petitioner and Owner(s) 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.



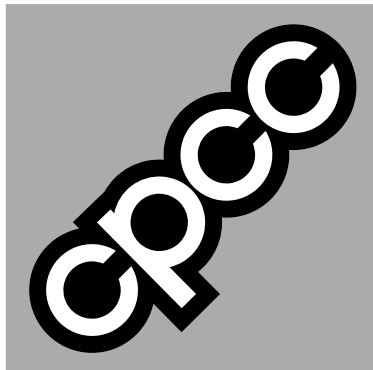
BULLA SMITH
DESIGN ENGINEERING

NC Certificate of Licensure C-3232
1347 Harding Place Suite 201
Charlotte, NC 28204
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A STANLEY D. LINDSEY AND
ASSOCIATES, LTD. OFFICE

PRELIMINARY
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Submittal Date: October 16, 2017		
Revision Dates:		
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Rezoning Petition
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D. Lindsey and Assoc., Ltd. office.

Site
Development
Standards

RZ–2



FRP Cornice
Cast Stone
Brick Veneer

Charlottetowne and 5th Street Facades



5th Street and Back Facades





Aerial view



Aerial view at Charlottetowne and Fifth



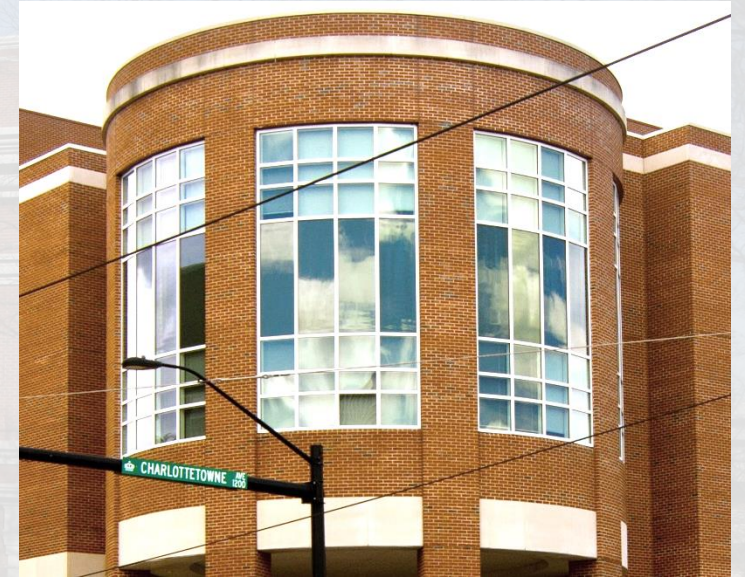
View looking west along Charlottetowne



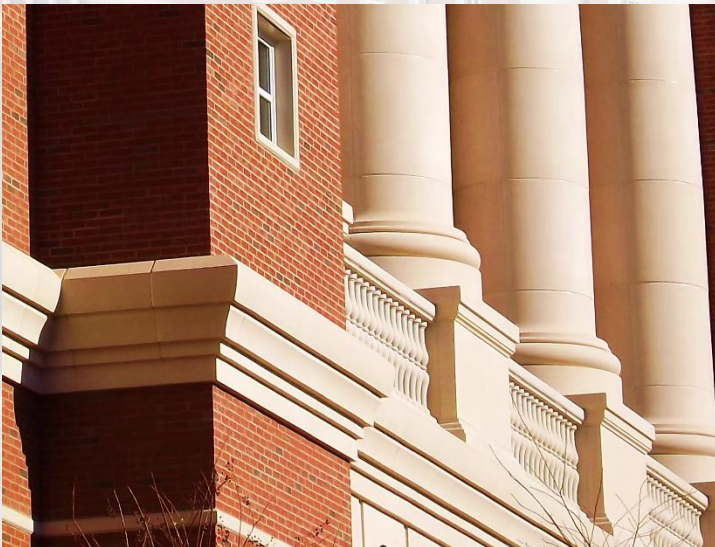
Simplified pilasters, piers, and banding



Full window surrounds and 3-part entablature



Protruding Corner Massing with Vertical Elements



Profiled balustrade and banding



Classical Columns and Pilasters



Covered Exterior Walkways



Elizabeth Street



Corner of Elizabeth and Charlottetowne



King Street



Corner of Elizabeth and Charlottetowne