

1 TECHNICAL SITE PLAN  
Scale: 1" = 30 ft

SITE LEGEND

AMENITY AREA  
(NEW & EXISTING)

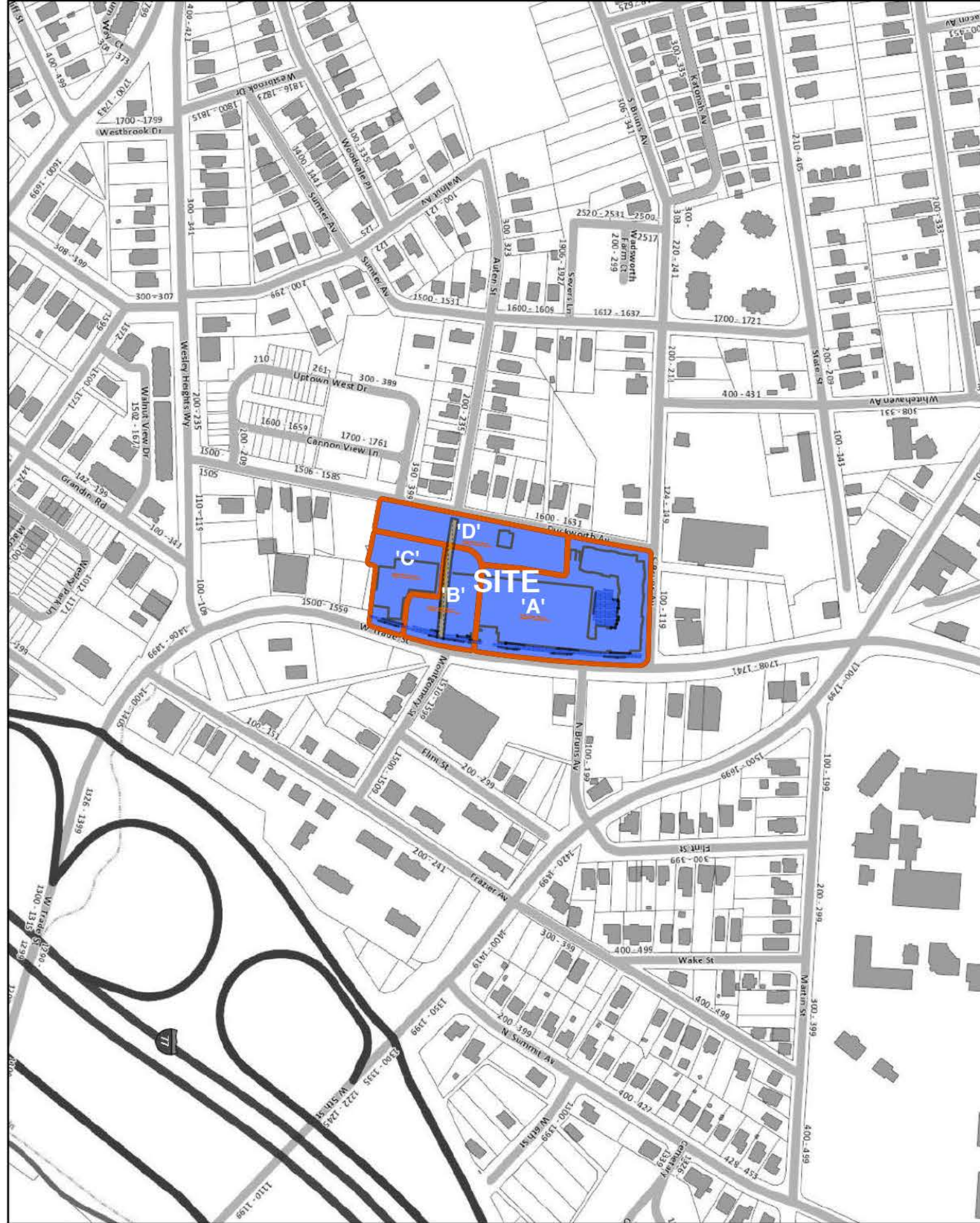
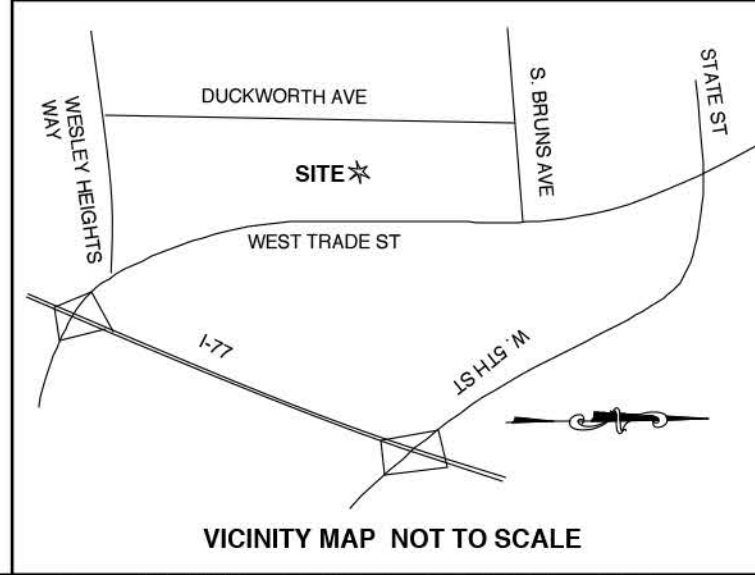
MULTI-USE  
PEDESTRIAN PATH

COVERED  
BIKE STORAGE

PROPERTY LINE

SETBACK LINE

DEVELOPMENT AREA



2 CONTEXT SITE PLAN  
NO SCALE

**Mosaic Village II**  
**Development Standards**  
**11/13/18**  
**Rezoning Petition No. 2018**

**Site Development Data:**  
- **Acres:** ~ 4.134 acres  
- **Tax Parcel #:** 071-01-911, 071-01-919, 071-01-920, 071-01-922, 071-01-923, 071-01-925, 071-01-926, 071-01-921 (Joinder: Paul Edwin Clouer), 071-01-915, 071-01-917, 071-01-933 (Joinder: Mosaic Village Holdings, LLC)  
- **Existing Zoning:** B-1, B-1(PED-O), R-8, R-8 (CD)  
- **Proposed Zoning:** MUDD(CD); with five (5) year vested rights.  
- **Existing Uses:** Office, Retail, Residential (Single Family & Multi-Family)  
- **Proposed Uses:** Uses allowed in the MUDD District for Development Areas A, B, C & D as more specifically described in Section 3 Development Standards on sheet RZ4.

- **Maximum Development Levels:** In accordance with the transfer/conversion rights and the other provisions of Section 3 below: (i) up to 170 single family (attached/detached) and/or multi-family residential dwelling units; (ii) indoor community uses of up to 5,000 square feet of gross floor area; (iii) up to 20,000 square feet of gross floor area for visual and performing arts and related uses, and (iv) up to 190,000 square feet of gross floor area of office, retail, restaurant, personal services and other similar commercial uses in each case as more particularly described below in Section 3; all together with accessory uses as permitted in the MUDD district, as applicable.

- **Maximum Building Height:**  
- A maximum building height (as measured per Ordinance) of up to (6) Six Stories (existing) shall apply to buildings within Development Area A;  
- A maximum building height (as measured per Ordinance) of up to 86.5' feet shall apply to building within Development Area B;  
- A maximum building height (as measured per Ordinance) of up to 86.5' feet shall apply to building within Development Area C;  
- A maximum building height (as measured per Ordinance) of up to 48' feet shall apply to building within Development Area D;  
- Height to be measured as described in the Ordinance and shall not include building service or architectural accent features such as towers and parapet features, it being understood that (i) the service features and other architectural accent features are yet to be determined and may be higher than the maximum height of the building to which such features are attached but excluding occupiable space which shall be subject to the above referenced building height limitations.

- **Parking:** As required by the Ordinance for the MUDD zoning classifications.

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neighboring  
concepts

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West End Investments, LLC

Mosaic Village II

1607 West Trade St.  
Charlotte, NC 28216

:A 11/21/2018 Rezoning Submittal

Project ID: 18046.001

Context & Technical  
Site Plan  
2018-  
M2 Zoning Plan.vwx

RZ1











Site Development Data:

- Acres: ± 4.134 acres
- Tax Parcel #: 071-01-911, 071-01-919, 071-01-920, 071-01-922, 071-01-923, 071-01-925, 071-01-926, 071-01-921 (Joinder, Paul Edwin Clouer), 071-01-915, 071-01-917, 071-01-933 (Joinder: Mosaic Village Holdings, LLC)
- Existing Zoning: B-1, B-1 (PED-O), R-8, R-8 (CD)
- Proposed Zoning: MUDD(CD), with five (5) year vested rights.
- Existing Uses: Office, Retail, Residential (Single Family & Multi-Family)
- Proposed Uses: Uses allowed in the MUDD District for Development Areas A, B, C & D as more specifically described below in Section 3.

-Maximum Development Levels: In accordance with the transfer/conversion rights and the other provisions of Section 3 below: (i) up to 170 single family (attached/detached) and/or multi-family residential dwelling units; (ii) indoor community uses of up to 5,000 square feet of gross floor area; (iii) up to 20,000 square feet of gross floor area for visual and performing arts and related uses, and (iv) up to 190,000 square feet of gross floor area of office, multi-family, retail, restaurant, personal services and other similar commercial uses in each case as more particularly described below in Section 3; all together with accessory uses as permitted in the MUDD district, as applicable.

-Maximum Building Height:

- A maximum building height (as measured per Ordinance) of up to (6) Six Stories (existing) shall apply to buildings within Development Area A;
- A maximum building height (as measured per Ordinance) of up to 86.5' feet shall apply to building within Development Area B;
- A maximum building height (as measured per Ordinance) of up to 86.5' feet shall apply to building within Development Area C;
- A maximum building height (as measured per Ordinance) of up to 48' feet shall apply to building within Development Area D;
- Height to be measured as described in the Ordinance and shall not include building service or architectural accent features such as towers and parapet features, it being understood that (i) the service features and other architectural accent features are yet to be determined and may be higher than the maximum height of the building to which such features are attached but excluding occupied space which shall be subject to the above referenced building height limitations.

-Parking: As required by the Ordinance for the MUDD zoning classifications.

1. General Provisions:

- a. **Site Location/Development Areas:** These Development Standards, the Technical Data Sheet and other graphics set forth on attached RZ Sheets, form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Mosaic Village II Rezoning Petition filed by West End Investments, LLC ("Petitioner") to accommodate development of mixed-uses on an approximately 4.134 acre site located along the CATS Gold Line at West Trade Street adjacent to the historic J.C. Smith University 5-Points, as generally depicted on the Rezoning Plan (the "Site") , such development to form a second phase of the original existing Mosaic Village I as described in Section 1.e. below. For ease of reference, the Rezoning Plan sets forth three (4) development areas as generally depicted on Sheets RZ1 & RZ2 as Development Areas A, B, C and D (each a "Development Area" and collectively the "Development Areas") .

- b. **Zoning Districts/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, (i) the regulations established under the Ordinance for: (i) the MUDD zoning district shall govern development taking place within Development Areas A, B, C and D.

- c. **Graphics and Alterations/Modifications.** The conceptual depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas (as defined below) and other development matters and site elements (collectively the "Development/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 nor deemed by Planning Staff as so minor as not to require an administrative amendment, 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 documentation 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, as indicated above, there may be instances where minor modifications that don't materially change the overall design intent depicted on the Rezoning Plan such as minor modifications to the Development Areas (as defined below) or the Development/Site Elements, may be allowed by the Planning Staff/Planning Director, in their discretion, without requiring the administrative amendment process per Section 6.207 of the Ordinance; in other instances modifications shall be reviewed and approved as allowed by Section 6.207.

- 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 shall not exceed **8**. 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, and the number of accessory buildings (not including non-building structures) on the Site shall not exceed eight and any such accessory buildings shall not exceed a height of 25 feet.

- e. **Planned/Unified Development.** The Site together with Development Area A, the existing Mosaic Village I, as generally depicted on Sheets RZ1 & RZ2, shall be reviewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning. As such, setbacks, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other Development/Site Elements located on the Site. The Petitioner and/or owner(s) of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 3 below as to the Site and in the applicable rezoning plan, taken as a whole and not individual portions or lots located therein.

- f. **Five Year Vested Rights.** Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period, but such provisions shall not be deemed a limitation on any other vested rights whether at common law or otherwise.

- g. **Gross Floor Area Clarification.** When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities), enclosed loading dock/service areas, balconies, ground/street level outdoor dining areas and exterior special event dining in above ground areas, and all gathering areas whether on the roof of the building or at street level.

- h. **Personal Services.** 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, Spas, Yoga and exercise studios, fitness and wellness facilities, nail salons, martial art training studios, limited scale medical services such as dental services, and the like.

- i. **Project Phasing.** Development taking place on the Site may occur in phases and in such event, except as expressly required in this Rezoning Plan or by the Ordinance, certain streetscape and related improvements and improvements associated with the Multi-Use Pedestrian Path to be developed through Development Areas B & C may take place in connection with the phase of development to which such improvements relate as described herein (such as completion of the Multi-Use Pedestrian Path within Development Area D prior to Area D Development Delivery Date).

- j. **Definition of Multi-Use Pedestrian Path.** For the purposes of the Rezoning Plan, references to the term "Multi-Use Pedestrian Path" shall mean that portion of the Site located through Development Areas B & D that will serve to connect Duckworth Avenue at Auten St. to W. Trade Street and the CATS Gold Line.

2. Optional Provisions:

The following Optional Provisions shall apply to Development Areas A, B, C and D:

- a. **Internal Driveways.** To the extent an Optional Provision is needed for clarity, internal driveways shall be treated as private driveways for all purposes of the Rezoning Plan, and as such parking shall be allowed between such driveways and buildings located within the MUDD(CD) zoned Development Areas A, B, C and D.

- b. **Interim Surface Parking: Phasing Conditions.** To allow during the construction staging and subsequent phasing of development on the Site, surface parking on portions of the Site on an interim basis may be allowed without regard to locations between buildings and streets/driveways, provided that such surface parking areas beyond the construction staging period will meet all required minimum setbacks, streetscape and screening requirements. Driveways during phases of the development may vary in location from those generally depicted on the Rezoning Plan subject to approval of CDOT and the Charlotte Fire Department.
- c. **Temporary Signs.** In addition to other signs permitted in this Section 2 and otherwise in the Rezoning Plan, to allow Temporary signs and/or banners along W. Trade St. with up to 64 square feet of sign face area and with a maximum height of seven (7) feet. A total of two (2) Temporary Planned Development signs may be erected along the Site's frontage on W. Trade St. (an increase of two (2) feet above the Ordinance requirements).

**Note:** The optional provisions regarding signs are additions/modifications to the standards for signs in the MUDD district and are to be used with the remainder of MUDD standards for signs not modified by these optional provisions.

- d. **Recessed Doors.** Not to require doorways to be recessed into the face of buildings when abutting required Open Space or amenity area sidewalks 8 feet or greater.

- e. **Bike Parking.** To allow required long term bike parking spaces for the uses located on the Site within Development Areas B to be located within the 4' Multi-Use Pedestrian Path Landscape Area constructed below the building portion of Development Area B at street level. Bike parking at this location will provide the most direct covered access to the Multi-Use Pedestrian Path, proposed Community Room, and MUDD uses within Development Area B.

- f. **Encroachments Into Side Yard Separation.** To allow balconies located above the first floor of the building between Development Areas B and C to encroach up to four (4) feet into the assumed side yard separation to Development Area C as generally depicted on the Rezoning Plan subject to approval of the Charlotte Fire Department.

3. Permitted Uses, Development Area Limitations, Transfer & Conversion Rights:

- a. In addition to other development permitted on the Site as described in this Section 3 and in accordance with and subject to the restrictions, limitations, and transfer/conversion rights listed below and other provisions of the Rezoning Plan, the principal buildings constructed on the Site may be developed with:

- (i) indoor community uses of up to 5,000 square feet of gross floor area to be located in Development Area B (with interior access to office lobby and site access to the Multi-Use Pedestrian Path);
- (ii) up to 20,000 square feet of gross floor area for visual and performing arts and related uses (as existing in Development C building area or as future development within Development Areas B and C);
- (iii) up to 100,000 square feet of gross floor area of office, retail, restaurant, visual & performing arts, personal services and other similar non-office commercial uses as allowed in the MUDD district (not including such uses that are accessory in nature) located in Development Area B;
- (iv) up to 90,000 square feet of gross floor area of office, retail, restaurant, visual & performing arts, personal services and other similar non-office commercial uses and/or residential housing of up to 90 multi-unit residential dwelling units as allowed in the MUDD district (not including such uses that are accessory in nature) located in Development Area C;
- (v) residential housing of up to 80 units of single family (detached or attached) and/or multi-family residential dwelling units, which may be located in Development Area D;
- (vi) Structured parking, as allowed by The Ordinance, may be located in Development Areas C & D.

**Note:** Existing Residential, Retail, Classroom, Office or any other uses, as previously constructed as part of the Mosaic I development within Development Area A, is to be exempt from the requirements of this rezoning. Any new uses proposed shall follow the requirements of the MUDD(CD) standards as modified by the rezoning.

The development limitations referenced in this Section 3.a, for all of the above together with secondary and accessory uses permitted in the MUDD zoning district as to Development Areas A, B, C and D, do not reflect common areas/transitional area spaces, structured parking or accessory uses related to principal uses and as such shall be excluded from the calculation of the above listed development limitations.

SEE TABLE 1 BELOW FOR DEVELOPMENT AREAS SUMMARY (Text of this Section shall control in event of a conflict)

- a. Notwithstanding the provisions of Section 3.a above, retail, restaurant, community space, Personal Services and other non-office commercial uses may be reduced and converted into office uses at a rate of one (1) square foot of gross floor of such uses so converted to one square-foot of office uses up to a total of 25,000 square feet of office uses so created by such conversion for up to a total of 25,000 square feet of gross floor area of offices uses allowed upon such conversion, provided that such additional office uses shall be permitted uses as described in Section 3.a. above.
- b. The following uses are expressly prohibited on the Site:

- (i) no drive-through uses, which includes a prohibition on the following: fast food restaurants with drive-through window facilities, drug stores with drive-through window facilities; and banks with drive-through facilities;
- (ii) no convenience store/gas station uses;
- (iii) no stand-alone retail uses in a building as the sole principal uses of such building;
- (iv) no drugstores with drive-through windows nor drugstores without drive-through windows of greater than 8,000 square feet of gross floor area;
- (v) no retail stores that sell tobacco, e-cigarettes or similar products, except as a minor ancillary part of their business (e.g. drug store under 8,000 sf that also sells tobacco products);
- (vi) no retail stores that offer retail sale of alcohol, except as a minor ancillary part of their business (e.g. a drug store under 8,000 sf that also sells wine and beer);
- (vii) no "hookah" lounges, vape stores, tattoo parlors, or similar facilities;
- (viii) no sweepstakes parlors;
- (ix) no check cashing or payday lender type of operations;
- (x) no gambling/gaming establishments;
- (xi) no gas stations or automotive service/repair uses;
- (xii) no data or telecommunications facilities but this shall not prevent installation and use of data or telecommunications for use by owner or tenants as an ancillary use;
- (xiii) no mailbox storage uses except for those serving existing Mosaic Village I multi-family residents or future single family (attached) or multi-family residents of the Mosaic Village II;
- (xiv) no day labor employment support services of agencies;
- (xv) no donation drop-off facilities operating as a principal use;
- (xvi) no adult clubs or similar facilities;
- (xvii) no temporary employment services as a principal use;
- (xviii) no funeral services as a principal use;
- (xix) no storage facilities as a principal use; and

- c. The height of principal buildings on the Site shall be as described in the Development Data portion above under "Maximum Building Heights" .

4. Transportation Improvements and Access: a. Proposed Improvements:

The Petitioner shall provide or cause to be provided on its own, or in cooperation with other parties who may implement portions of the improvements set forth below, the following improvements as generally depicted on Sheet RZ1 & RZ2:

1. **Multi-Use Pedestrian Path**
  - (Twelve Feet) 12'-wide ADA accessible multi-use path which connects the eastern side of the Duckworth Ave. public sidewalk at Auten St. to the western side of the public sidewalk at W. Trade St. Construction and future maintenance of the Multi-Use Pedestrian Path will be by the Petitioner.
2. **Multi-Use Landscape Area**
  - (Four Feet) 4'-wide Landscape Area adjacent to the south side of the Multi-Use Pedestrian Path. Actual height and allowance for perpendicular crossing of the Landscape Area within and between Development Areas B and C and within Development Area D in relation to the Multi-Use Pedestrian Path shall be based on final design, review and coordination with CDOT. Construction and future maintenance of the Landscape Area will be by the Petitioner.
3. **Auten St. Roadway Abandonment**
  - Under separate application, the Petitioner shall seek abandonment of the dead-end portion of Auten St. within Development Area D in order to better accommodate design and construction of the required Multi-Use Pedestrian Path. A separate Subdivision Ordinance Street Exception approval has been previously approved in connection to the Abandonment application.

- b. **CDOT Standards.** The proposed public improvements will be subject to the standards and criteria of CDOT. 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 W. Trade-Five Points area, by way of a private/public partnership effort or other public sector project support in connection to the CATS Gold Line improvements, but shall be substantially completed in accordance with subsection c. below.
- c. **Transportation Improvements Phasing.** Transportation improvements 1 & 2, listed above, will be substantially completed in conjunction with the development of the Site for Development Area B and prior to issuance of the first certificate of occupancy for the first new building on the Site within Development Area B permitted by this plan.
- d. **Substantial Completion.** Reference to "substantial completion" or "substantially completed" for certain improvements as set forth in the provisions of Section 3. above shall mean completion of the transportation improvements in accordance with the standards set forth in Section 3.b. above.

- e. **Access to Site.** Vehicular access to the Site will be from W. Trade St. via the existing parking deck entry within Development Area A and via driveway access from Duckworth Ave. as generally depicted on the Rezoning Plan as well as internally through Development Areas A, B, C and D and subject to adjustments as set forth below.
- f. **Driveways/Pedestrian Connections.** Subject to the Optional Provisions set forth above, the private driveways generally depicted on the Rezoning Plan will be designed as indicated on the Rezoning Plan and treated as driveways. Driveway and pedestrian connections generally depicted on the Rezoning Plan from adjoining properties may be allowed in the location(s) shown on the Rezoning Plan subject to development issues and other constraints reasonably determined by Petitioner.

- g. **Alignment/Locations of Driveways.** The exact alignment, dimensions and locations of the access points to the Site, the driveways on the Site and Multi-Use Pedestrian Path cross-sections on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered.

5. Setbacks and Streetscape Improvements. a. W. Trade St. - Development Areas B and C:

A minimum sixteen (16) foot setback will be provided along W. Trade St. as measured from the existing/future back of curb in Development Areas B and C. An additional minimum eight (8) foot amenity area will be provided along West Trade St., as measured from the back of sidewalk in Development Areas B and C to generally align with the existing setbacks within Development Area A. Within the setback area of W. Trade St., an eight (8) foot planting strip, an eight (8) foot sidewalk and an eight (8) foot amenity area will be provided (i) along the Development Area B portion of W. Trade St. prior to issuance of the first certificate of occupancy for the building(s) within Development Area B, and (ii) along Development Area C prior to the issuance of the first certificate of occupancy for the building(s) within Development Area C.

- b. **Duckworth Ave. - Development Area D.** An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along Duckworth Ave. within Development Area D, measured from the existing back of curb in Development Area D. The planting strip and sidewalk within the setback area of Duckworth Ave. will be provided prior to issuance of the first certificate of occupancy for the building(s) within Development Area D. As Development Area D may contain phased construction, it is understood that the planting and sidewalk improvements may be constructed with each of the individual associated phases but prior to the issuance of the certificate of occupancy for the building(s) for each phase within Development Area D.

c. Side Yard Separation:

- (i) **Development Areas B & C:**
  - A minimum 20-foot-wide building separation shall be provided along the common boundary between Development Areas B and C, as generally depicted on Sheet RZ1 and RZ2;

- Portions of the Multi-Use Pedestrian Path or required path for building egress may be located within the minimum 20-foot-wide building separation;

- A 20-foot fire lane may be located between Development Areas B and C (such fire lane to be constructed per requirements and may contain grass pavers or similar materials) per final coordination with the City Fire Marshal.

6. Parking Areas, Access and Circulation Design Guidelines:

Building materials associated with facades on parking structures that are generally compatible in character and quality with adjoining buildings, plazas and streetscapes will be created, taking into consideration differences associated with parking structures.

- b. Parking structures shall be designed to materially screen the view of parked cars from adjacent public streets, private driveways, or publicly accessible open spaces or plazas on all levels. Screening of cars on the ground level may be accomplished primarily through the use of landscaping; and screening of cars parked on an exposed upper level will be accomplished by a wall or screen element, at least 36 inches in height, designed as part of the parking deck structure.

- c. On-site loading docks and waste areas shall be separated and/or screened from view at ground level from primary building entrances and from the Multi-Use Pedestrian Path grade per The Ordinance.

- d. Existing parking within Development Area C along Duckworth Ave., associated with the existing J.C. Smith University Visual Performing Arts Center shall remain or shall be modified as required for continuing use until such time that future development occurs within Development Area C, per allowances of the Optional Provisions noted above.

7. Pedestrian Access and Circulation Design Guidelines:

- a. Within Development Areas B, C & D, along the Site's internal private driveways, the Petitioner will provide a sidewalk and a cross-walk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public right-of-way and Multi-Use Pedestrian Path as generally depicted on the Rezoning Plan. The minimum width for these internal sidewalk will be six (6) feet.

- b. Walkways through plazas or publicly accessible open space areas will be appropriately designed for the intended use and type of open space area in which they are located.

- c. Where walkways occur along building walls, a walkway width of at least six (6) feet must be maintained clear of door swings, temporary trash or similar impediments.

8. Open Space Generally:

- a. The Petitioner will provide open space areas in the manner generally depicted on the Rezoning Plan for Development Area B but subject to minor adjustments needed to accommodate building, parking and service improvements. Any additional Open Space required of the Ordinance for Development Areas C & D shall be provided concurrent with that phase. These open space areas will contain landscaping, seating areas and/or hardscape elements per the Ordinance.

**Note:** Existing Open Space, as previously constructed as part of the Mosaic I development within Development Area A, is to be counted toward the minimum requirement for Open Space relative to this rezoning.

9. General Design Guidelines: a. General Considerations:

- (i) Buildings will be oriented towards W. Trade St., Duckworth Ave. and the Multi-Use Pedestrian Path to reinforce the streetscape.

- (ii) Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.

- (iii) Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, change in materials, building step backs, art work and landscaping. Along the public right-of-ways, blank walls greater than twenty feet (20') cannot be addressed with landscape elements only or as noted in (x), below.

- (iv) Accessory structures shall be consistent with the principal building in material, texture, and color.

- (v) Structured parking shall be designed per the Ordinance for MUDD and per 6.b. above.

- (vi) A minimum building separation of 20 feet shall be provided between the buildings in Development Areas B and C.

- (vii) New 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 new dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

- (viii) All roof mounted mechanical equipment on the new buildings and building additions to be constructed on the Site will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- (ix) HVAC condensers shall be screened from view from adjoining public rights-of-way and abutting properties and shall not be located along the W. Trade St. or Duckworth Ave. right-of-way edge.
- (x) A 40-foot portion of blank wall may be maintained and developed as part of the required long and short term bike storage along the south wall of the Mosaic II building in Development Area B along that edge of the Multi-use Pedestrian Path.
- b. **Conceptual Renderings.** The conceptual renderings associated with the building to be located on the Site within Development Area B, as generally depicted on Sheet RZ5 in connection with certain permitted uses of the Site are included to reflect the architectural style and quality of the building that will be constructed, it being understood that the actual building(s) so constructed and the nature/location of the building elements may vary from these illustrations as long as (i) the general architectural concept and intent shown is maintained and (ii) heights of any buildings above heights specified in the Development Data portion are not increased.
- c. **Streetscape Design Standards:**
  - a. All buildings and uses developed in Areas B, C and D will meet the MUDD standards of the Ordinance except as noted above in the Optional Provisions.
  - b. Sidewalks and planting strips shall be as prescribed by the Ordinance in coordination with Urban Forestry.
  - c. Screening will conform to the applicable standards of 12.303.

10. **Environmental Features:**
  - a. The Petitioner shall comply with the Charlotte City Council approved and adopted Tree Ordinance and Post Construction Controls Ordinance. It is understood that some portions of the storm water detention storage facilities on the Site will be underground and existing open storm water detention areas may be modified as may be required by applicable Ordinances. Placement of storm detention shall be allowed below grade within the Multi-Use Pedestrian Path as required by the final site engineering for Development Areas A, b, C & D.

11. **Signage On Site:**
  - a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided in addition to the signage otherwise allowed in this Section. The exact location of the site signage will be determined as part of the detailed engineering, construction and landscape plans for the Site.

- b. Because the Site will be viewed as a Planned/Unified Development as defined by the Ordinance, signs may be located throughout the portion of the Site as allowed by the Ordinance and the Optional Provisions. In addition, uses located on the interior of the Site may be identified on the allowed signs (by way of example, the Community Room use and the other uses may be identified on the signs allowed along W. Trade St. and/or Duckworth Ave.). The allowed signs may contain identification signage for any of the permitted uses located on the Site.

- c. Master signage and graphic systems may be adopted.

12. **Lighting:**
  - a. All new lighting shall be full cut-off type lighting fixtures and downwardly directed, excluding lower decorative lighting that may be installed along the driveways, sidewalks, and parking areas. Flashing lighting shall not be permitted.

- b. Detached lighting on the Site, except street lights located along public and private streets, will be limited to 20 feet in height except as may be required for public safety purposes.

- c. Any lighting associated with fire lane/emergency access shall be limited to at grade low level lighting except as may be required for public safety purposes.

13. Amendments to the Rezoning Plan:

- a. 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 herein and of Chapter 6 of the Ordinance. Any reference to the Ordinance or Ordinances shall be deemed to refer to the requirements of the Ordinance or Ordinances in effect as of the date this Rezoning is approved.

14. Binding Effect of the Rezoning Application:

- a. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

TABLE 1: DEVELOPMENT AREA SUMMARY (See Development Standards for more complete description which shall control)

	Zoning Proposed	Principle Uses Proposed	Required Front Yard to Duckworth*	Required Side Yard to R-8*	Required Side Yard to B-1*	Fire Lane Separation Dev. B & C	Max. Ht. Rear Yard*	Max. HT Front*
Development Area A	MUDD(CD)	[Existing Mixed-Use] ±255,430 sq. ft. Multi-family; 80 Suites Retail/Office/Restaurant Classrooms	(Exist)	(Exist)	N/A	N/A	(Exist.)	(Exist.)
Development Area B	MUDD(CD)	Mixed-Use; 100,000 sq. ft. Office/Retail/Restaurant Performing Arts Community Space	N/A	N/A	N/A	20'	80'	86'-6"
Development Area C	MUDD(CD)	Mixed-Use; 90,000 sq. ft. Multi-family; Up to 90 RDU Office/Retail/Restaurant Performing Arts Community Space	NA	10'	N/A	20'	80'	86'-6"
Development Area D	MUDD(CD)	Multi-family & SF [Attached/Detached]; Up to 80 RDU	14'(B.O.C.)	10'	10'	N/A	Per Ordinance	48'

\*(measured per Ordinance)



RZ5.1 WEST TRADE STREET CONCEPT VIEW FROM NORTHEAST [TOWARDS I-77 & CENTER CITY]



RZ5.3 WEST TRADE STREET CONCEPT VIEW FROM SOUTHEAST [TOWARDS FIVE POINTS]



RZ5.2 WEST TRADE STREET CONCEPT VIEW FROM EAST



NOTE: "The RZ5.1, RZ5.2 AND RZ5.3 concept elevations and renderings are illustrative for the proposed Mosaic Village II building and are included to reflect an architectural style and quality of the building that will be constructed on the site. These concept elevations are illustrating the use of varied materials, rooflines, glass (either opaque or clear), wall plane variation, and massing. The actual building and the nature and location of the individual building elements constructed on the site may vary from these illustrations provided that the design intent is preserved."

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neighboring  
concepts

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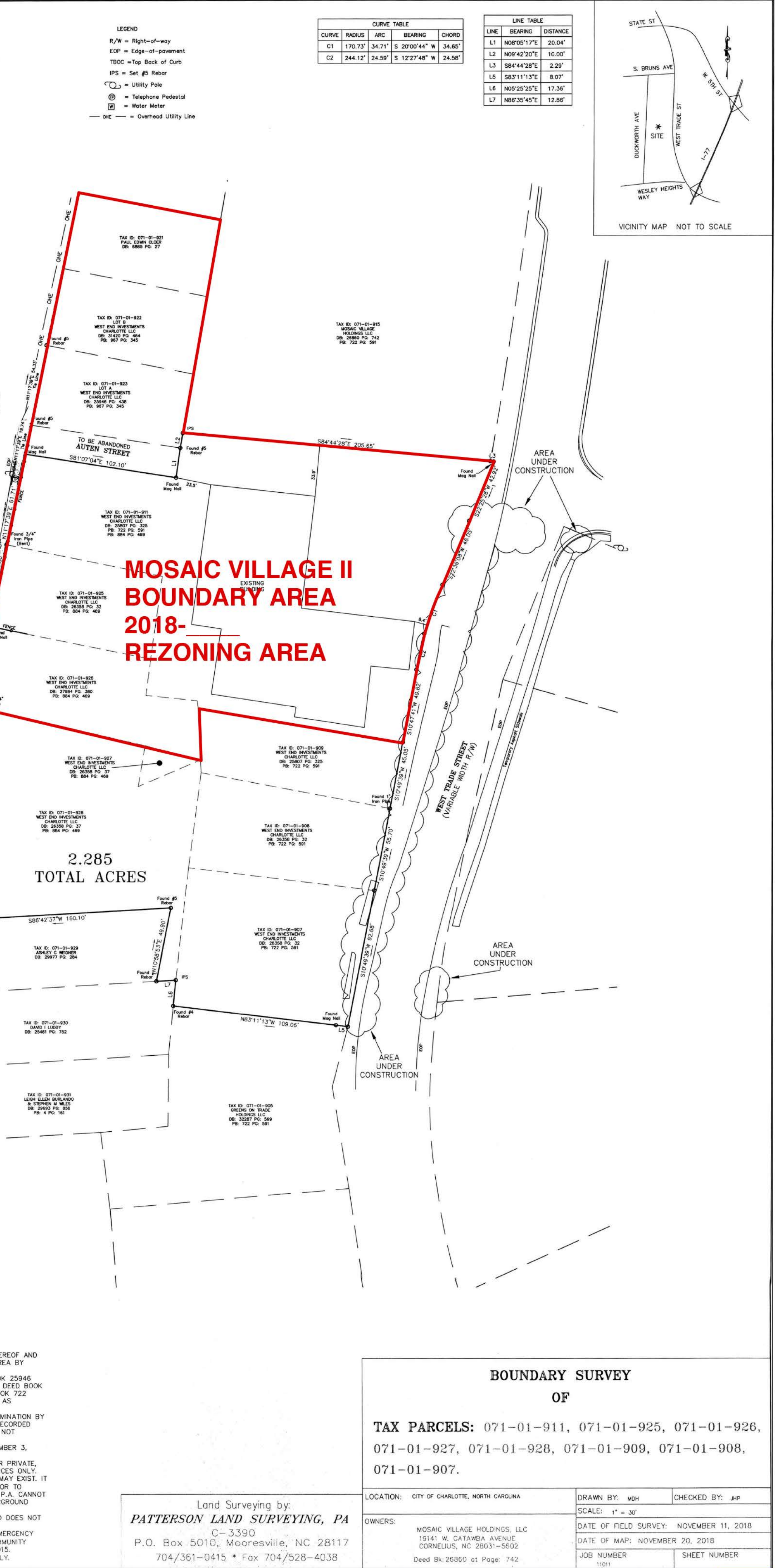
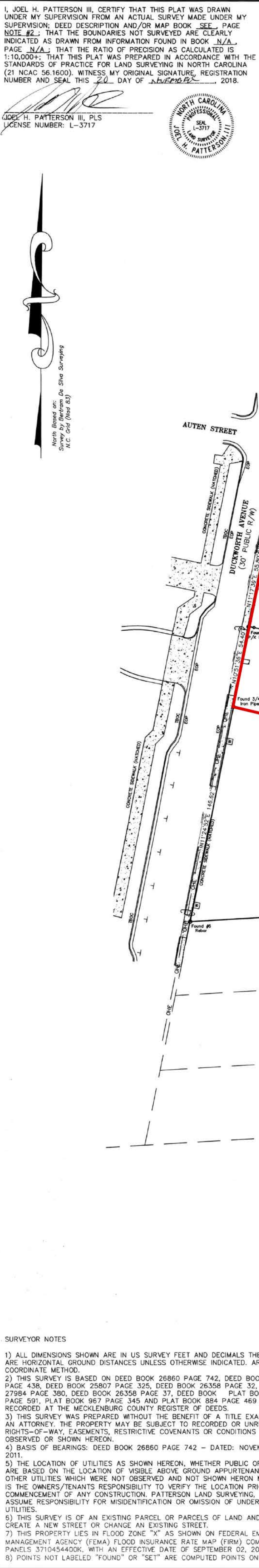
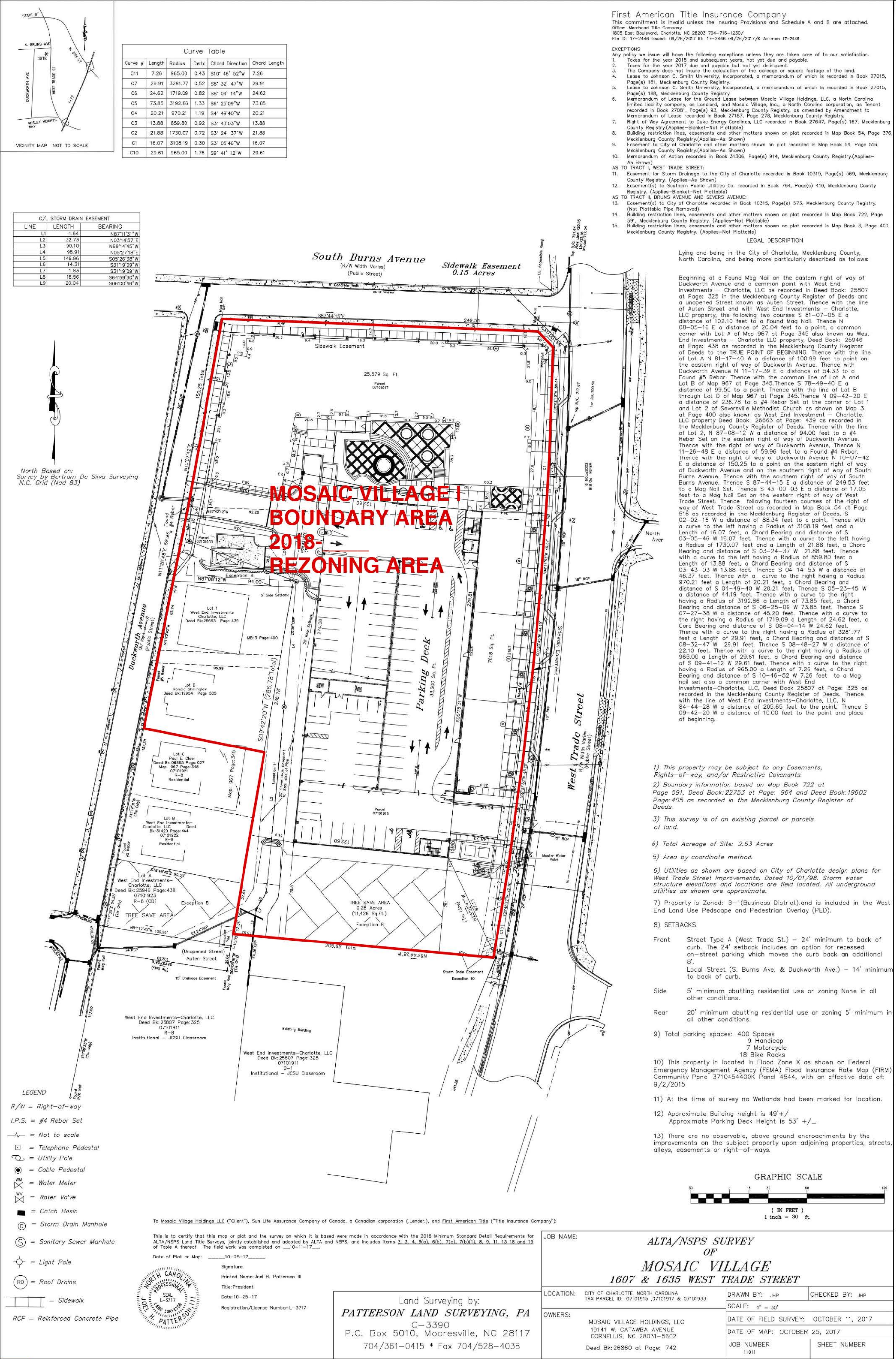
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:A 11/21/2018 Rezoning Submittal  
Project ID: 18046.001

Concept Renderings  
2018-  
M2 Zoning Plan.vwx  
**RZ5**





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neighboring concepts

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West End Investments, LLC Mosaic Village II

Existing Site Surveys 2018- M2 Zoning Plan.vwx

Project ID: 18046.001