

SITE DEVELOPMENT DATA:

-ACREAGE: ± 20.56 ACRES
-TAX PARCEL: 047-252-04 AND 047-252-12
-EXISTING ZONING: CC
-PROPOSED ZONING: MUDD-O WITH 5-YEAR VESTED RIGHTS
-EXISTING USES: COMMERCIAL CENTER

-PROPOSED USES:
USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT AND AS FURTHER RESTRICTED IN SECTION III, BELOW.

-MAXIMUM DEVELOPMENT (SUBJECT TO SECTION IV. BELOW):

- COMMERCIAL: 260,000 SQUARE FEET
- CIVIC (LIBRARY): 40,000 SQUARE FEET
- RESIDENTIAL: 600 UNITS
- HOTEL: SUBJECT TO THE CONVERSION PROVISIONS OF SECTION IV.

SITE DEVELOPMENT DATA CONT.:

-MAXIMUM BUILDING HEIGHT:
PARCEL 'A': 120 FEET
PARCEL 'B': 120 FEET
PARCEL 'C': 120 FEET
PARCEL 'D': 120 FEET

-PARKING:
AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.

-PROPOSED USES:
RESIDENTIAL, OFFICE, LIBRARY, HOTEL, RETAIL/EDEE AND OTHER USES PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT, AND SUBJECT TO THE OPTIONAL PROVISIONS BELOW.

-REQUIRED URBAN OPEN SPACE:
THE SITE SHALL MET OR EXCEED THE URBAN OPEN SPACE REQUIREMENTS OF THE MUDD ZONING DISTRICT. MIN. REQUIRED OPEN SPACE OF +/- 0.20 AC SHALL BE PROVIDED. BASED ON 900,000 SQ. FT. OF GROSS FLOOR AREA FOR LOTS GREATER THAN 40,000 SQ.FT. (260,000 SF. COMMERCIAL + 40,000 CIVIC + 600,000 SF. RESIDENTIAL (1,000 SF/UNIT) = 900,000 GROSS FLOOR AREA)



VICINITY
MAP
NOT TO SCALE

ALL ROADWAY AND LANDSCAPE IMPROVEMENTS
ALONG J.W. CLAY PER CITY OF CHARLOTTE
CDOT ROADWAY PROJECT #512-15-019

HOWELL FAMILY
PROPERTIES LLC
DB. 12939, PG. 55
PARCEL 3D/E
MB. 27, PG. 604
PIN: 047-201-48

KEY MAP

SEAL

PETITION
NO. 2018-151
CITY OF
CHARLOTTE

PROJECT

UNIVERSITY CITY
REZONING

PETITIONER:
EB ARROW

LANDDESIGN PROJ.#
1018377

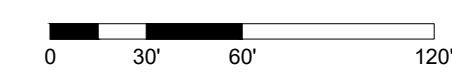
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1ST SUBMITTAL		11/20/2018
STAFF COMMENTS		01/14/2019
3RD SUBMITTAL		02/11/2019
4TH SUBMITTAL		04/15/2019

DESIGNED BY: RJP
DRAWN BY: LDB
CHECKED BY: RJP

SCALE

VERT: 1"=60'
HORZ: 1"=60'



SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0

ORIGINAL SHEET SIZE: 24" X 36"

undertake and complete the development of this Site under the terms and conditions as so approved, commencing upon approval of this Rezoning Petition by the Charlotte City Council. The Petitioner makes this request for a five-year vested right due to the size and phasing of the proposed development, market conditions and the level of investment involved.

1. The Petitioner will provide a Pedestrian Greenspace Connection in the area as generally depicted on the Rezoning Plan to serve as a focal point adjacent to the existing lake edge. This area will include a twelve (12) foot multi-modal trail with pocket amenity plazas and linear park features. The Pedestrian Greenspace Connection shall be a minimum of two (2) acres. The Private Plazas, Private Open Space, and Central Green Space areas, as generally shown on the Rezoning Plan, shall be a minimum of one and a half (1.5) acres, total, and may include features such as, but not limited to: water features, gazebos, specialty graphics or sculptures, landscaping, specialty paving, seating areas, signage (e.g., wayfinding, directional, special event), art work, and/or other site elements that help create vibrant pedestrian open space.

VIII. Environmental Features

The Petitioner shall comply with the Post Construction Stormwater Ordinance and Tree Ordinance.

IX. Signage

Signage as allowed by the Ordinance and by the Optional Provisions set forth under Section II above may be provided.

X. Lighting:

- a. Detached lighting on the Site, except street lights located along public streets, will be limited to 30 feet in height.
- b. Attached and detached lighting shall be downwardly directed. However, upward facing accent lighting shall be permitted.

XI. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan 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.

XII. Binding Effect of the Rezoning Application:

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.

XIII. Vested Rights Provision:

If this Rezoning Petition is approved by the Charlotte City Council then, pursuant to Section 1.110 of the Ordinance, the Petitioner hereby requests a five-year vested right to

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REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	4TH SUBMITTAL	04/15/2019

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

NORTH

VERT:
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

REZONING NOTES

SHEET NUMBER

RZ-2.1

2. Office and Commercial building heights shall be a minimum of twenty-two (22) feet.
3. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets through the following:
- i. Buildings shall be placed so as to present a front or side façade to all streets.
- ii. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 80% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 10% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
- iii. The facades of first/ground floor of buildings along streets shall incorporate a minimum of 20% masonry materials such as brick or stone and/or commercial store front.
- iv. Direct pedestrian connection shall be provided between street facing doors and corner entrance features to sidewalks on adjacent streets.
- v. Operable door spacing shall not exceed 75 feet.
- vi. Building elevations shall not have expanses of blank walls greater than twenty (20) feet in all directions and shall contain architectural features such as but not limited to banding, medallions or design features or materials to avoid a sterile, unarticulated blank wall treatment.

c. Residential Building Design Guidelines

1. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:
- i. Buildings shall be placed so as to present a front or side façade to all public streets and Private Streets A and B.
- ii. Buildings shall front a minimum of 60% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
- iii. Driveways intended to serve single units shall be prohibited on all network required streets.
- iv. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:

1. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding, windows, balconies, awnings, bump outs, and change in materials or colors.
2. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- v. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
1. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
2. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
- vi. Exposed multi-level parking decks shall provide screening so that interior lighting and cars are not visible from public streets. This is primarily accomplished by the use of architectural louvers or decorative screens on all levels so that vehicles and interior lighting are not seen from adjacent street level.
- vii. Sidewalk extensions shall be provided between all required street trees on all public and private network required streets when parking is adjacent.

VII. Parking & Pedestrian Areas

- a. Structured parking facilities shall be designed to encourage and complement pedestrian-scale interest and activity on the ground floor and be architecturally compatible with primary buildings on all levels. The proposed parking structure on Parcel C2 that fronts on Private Street C shall not have ground floor active uses fronting Private Street C. The ground floor parking shall be screened from the street with architectural louvers or decorative screens.
- b. Openings at the street level are limited to vehicular entrances, pedestrian access to the structure, and ventilation openings. All such openings shall be decorative and be an integral part of the overall building design.
- c. On-site loading docks and waste areas shall be separated and/or screened from view at ground level from primary building entrances.
- d. Urban Open Space. The Site shall meet or exceed the Urban Open Space requirements of the MUDD zoning district.

302696583 v6

9

302696583 v6

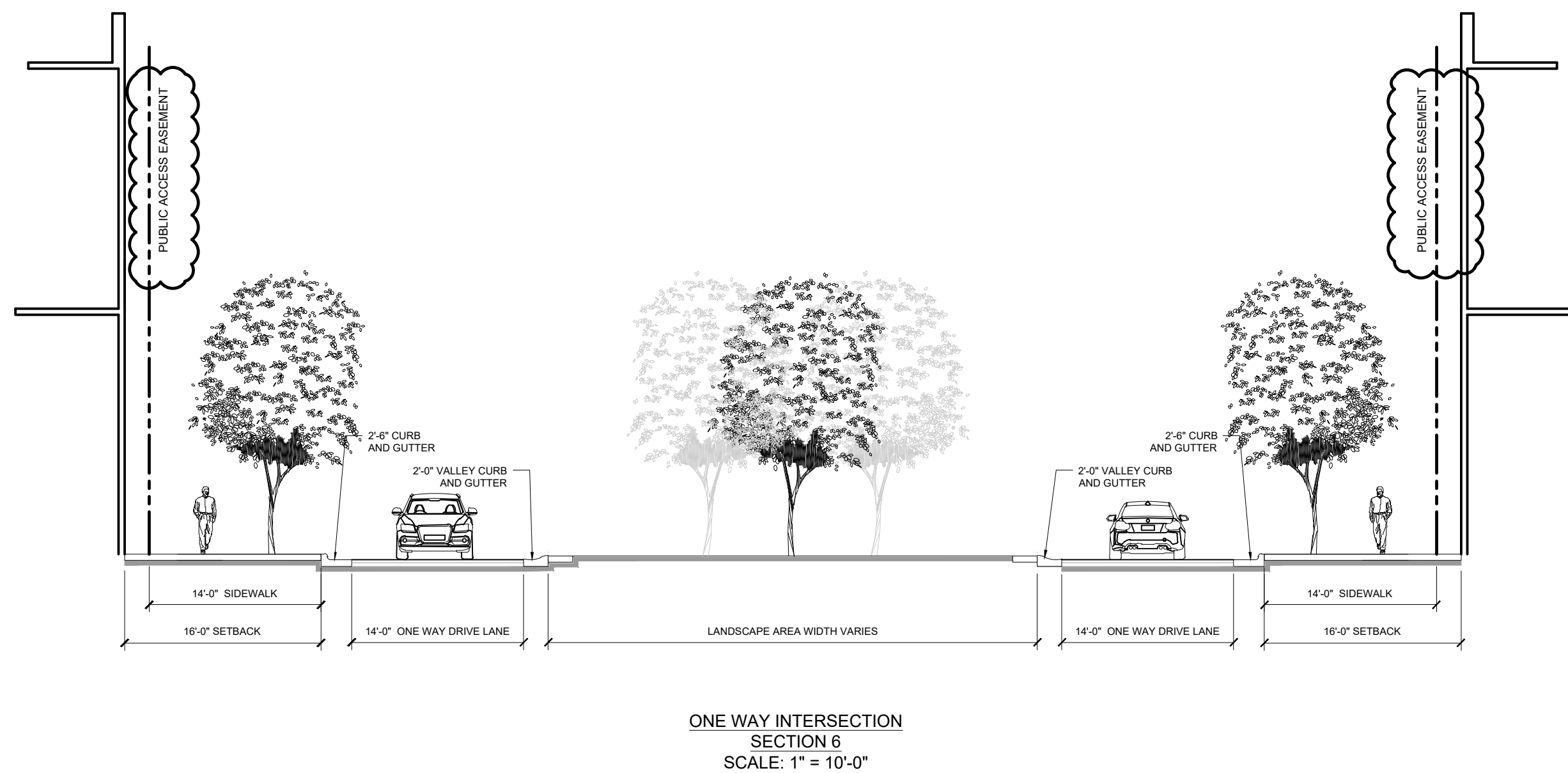
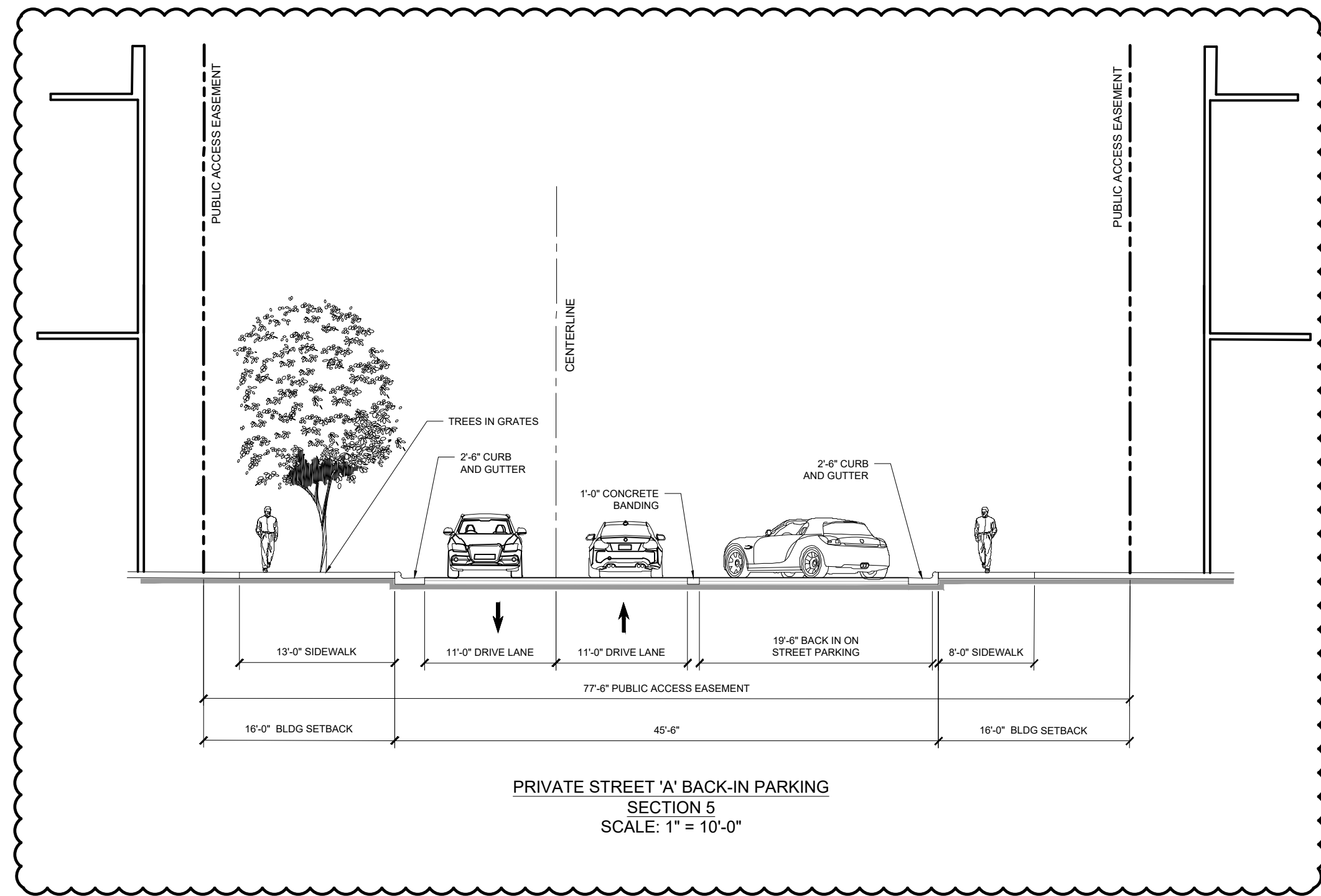
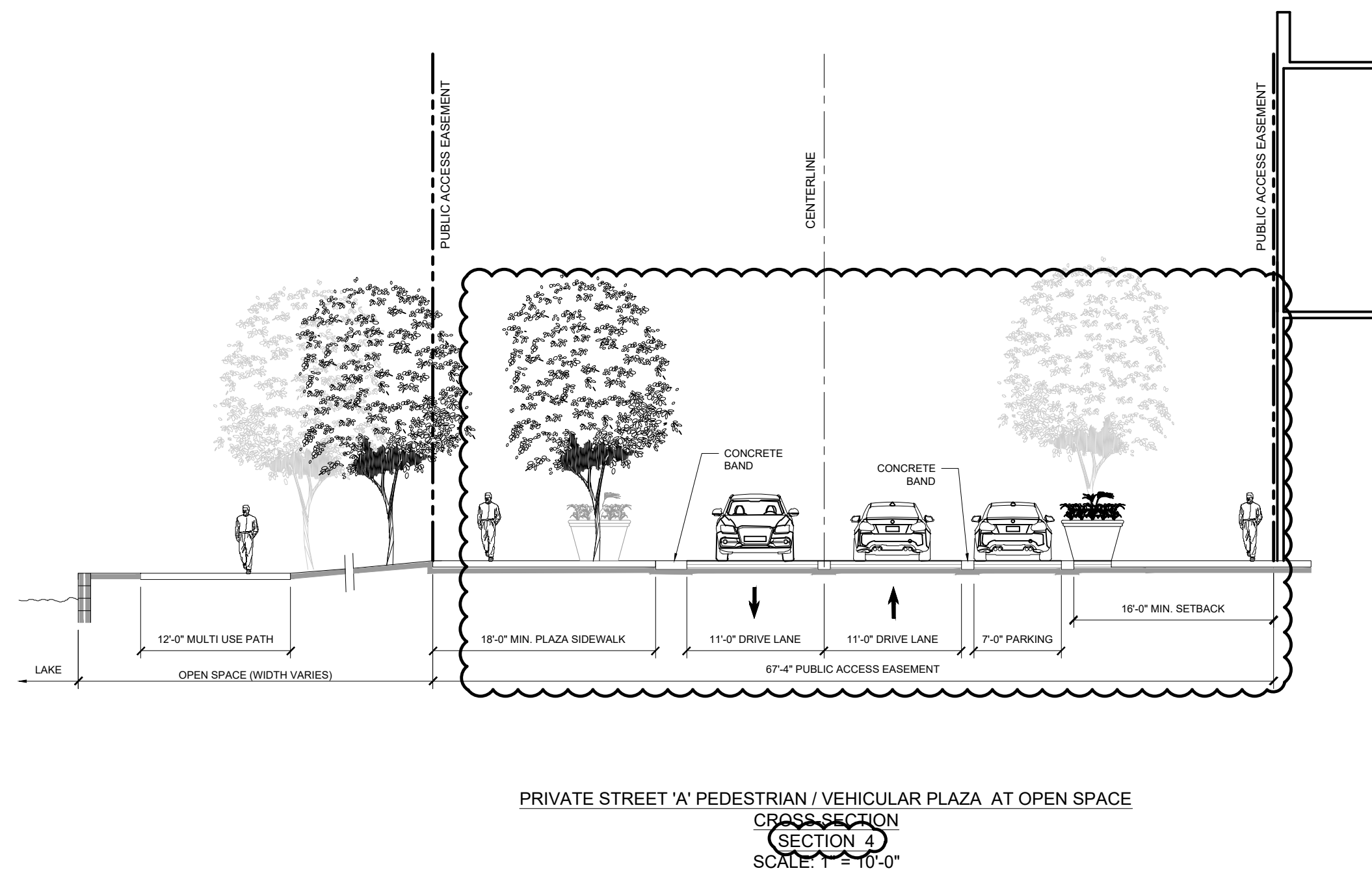
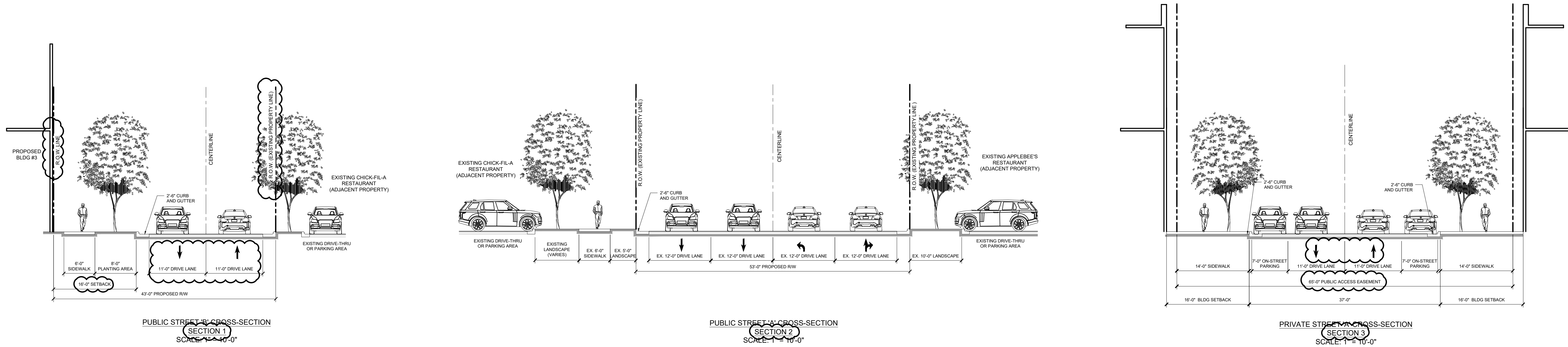
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302696583 v6

11

302696583 v6

12



KEY MAP

SEAL

PETITION
NO. 2018-151
CITY OF
CHARLOTTE

PROJECT

UNIVERSITY CITY
REZONING

PETITIONER:
EB ARROW

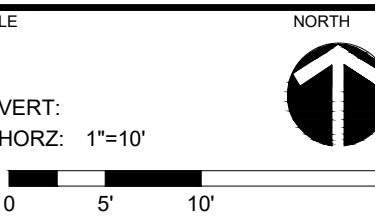
LANDDESIGN PROJ.# 1018377

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	11/20/2018
2	STAFF COMMENTS	01/14/2019
3	3RD SUBMITTAL	02/11/2019
4	4TH SUBMITTAL	04/15/2019

DESIGNED BY: RJP
DRAWN BY: LDB
CHECKED BY: RJP

SCALE



SHEET TITLE

STREET CROSS SECTIONS

SHEET NUMBER

RZ-3.0

KEY MAP

SEAL

PETITION
NO. 2018-151
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NO.	DESCRIPTION	DATE

DESIGNED BY:

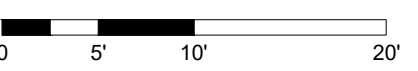
DRAWN BY:

CHECKED BY:

SCALE

NORTH

VERT: 1"=10'
HORZ: 1"=10'

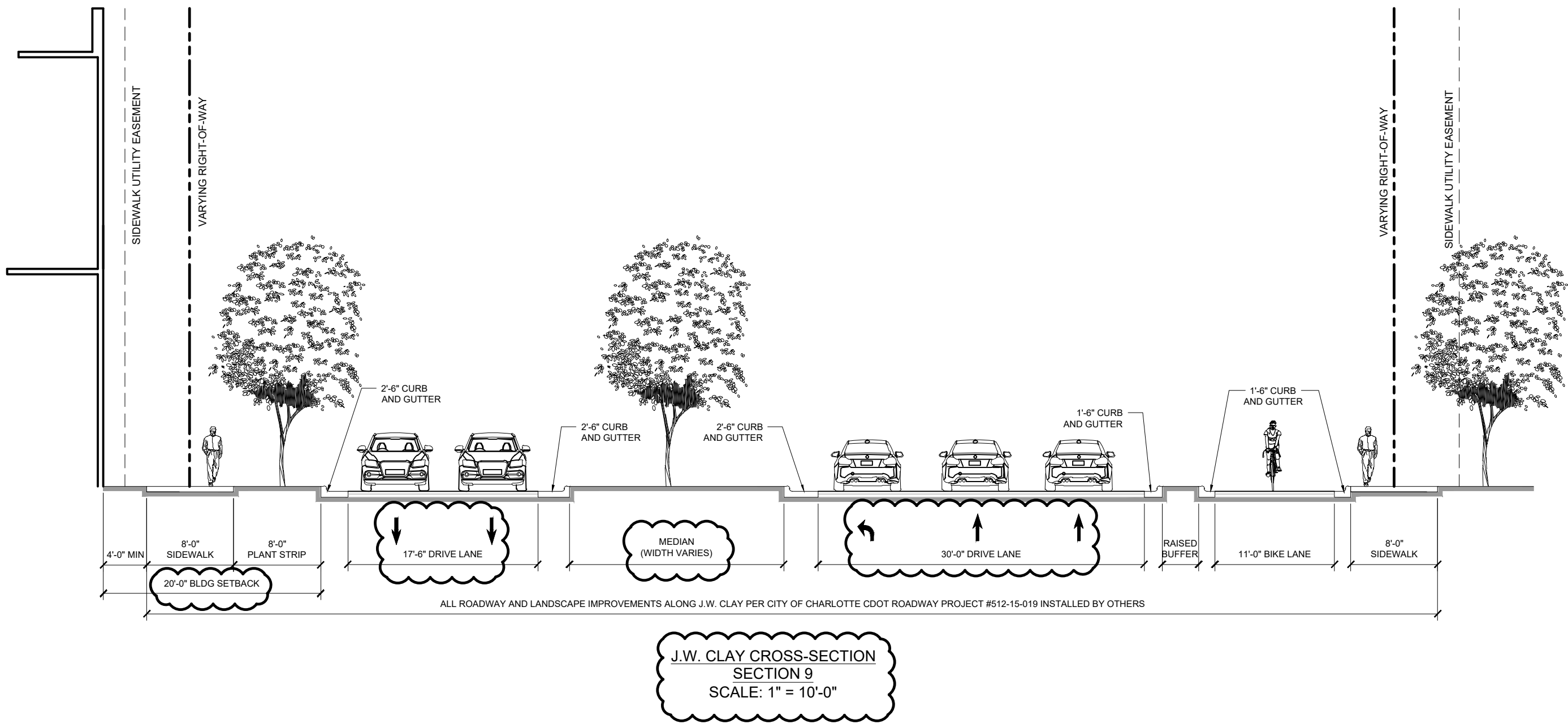
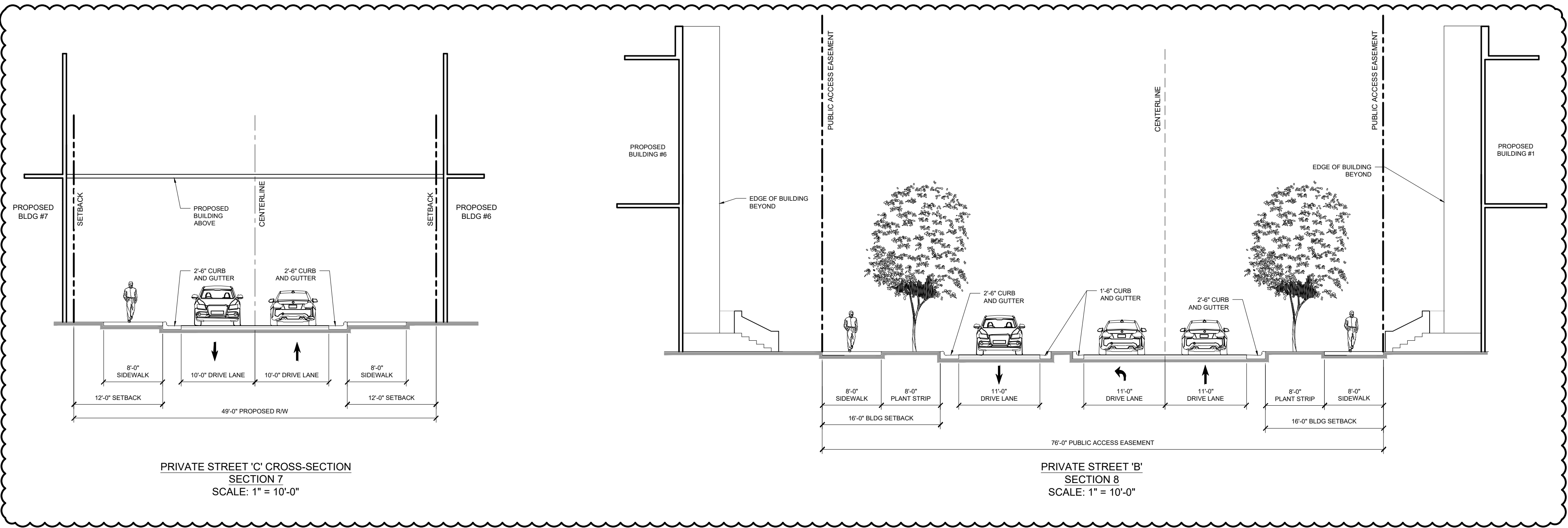


SHEET TITLE

STREET CROSS SECTIONS

SHEET NUMBER

RZ-3.1





SEAL

PETITIONER
EB ARROW

LANDDESIGN PROJ.# 1018377

NO.	DESCRIPTION	DATE
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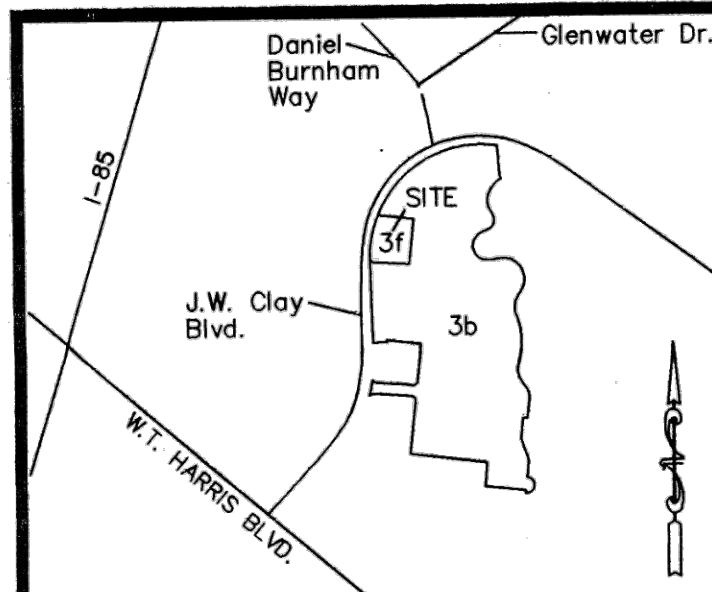
DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: N/A

VERT:
HORZ: AS NOTED

SITE SURVEY

SHEET NUMBER

RZ-4.0



VICINITY MAP (N.T.S.)

LEGEND:

- EP - EXISTING IRON PIN
IPS - IRON PIN SET
F.F.E. - FINISH FLOOR ELEVATION
R/W - RIGHT OF WAY
R/M - RIGHT OF WAY MONUMENT
ESMT - EASEMENT
M.B. - MAPBOOK
PG. - PAGE
EX. - EXISTING
C - EXISTING IRON PIN
L - LIGHT POLE
C - CATCH BASIN
S - SEWER MANHOLE
A - SEWER MANHOLE
H - HANDICAPPED PARKING
M - ELECTRICAL METER
E - ELECTRICAL BOX
C - CLEAN OUT
U/C - UNDER CONSTRUCTION
W - WATER VALVE
D - TELEPHONE
P - NO. OF PARKING SPACES

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	14.50	28.99	14.23	28.31	N64°28'22"W	44°49'27"
C2	550.00	225.08	114.14	222.51	N11°00'40"E	23°26'51"

LAWYER'S TITLE INSURANCE CORPORATION ORDER NO. CH021368LT-30736 EFFECTIVE DATE: MAY 9, 2005
Amended May 26, 2005 SCHEDULE B-SECTION 2 EXCEPTIONS

- As to all Tracts of Parcel 1 and 2:
- Easement(s) to Southern Bell Telephone and Telegraph Company recorded in Book 4984, Page 645, Mecklenburg County Registry. (Affects all Parcels) (BLANKET EASEMENT)
 - Easement(s) to Duke Power Company recorded in Book 4870, Page 422, Mecklenburg County Registry. (Affects all Parcels) (BLANKET EASEMENT)
 - Restrictions, reservation of easements and conditions contained in instrument recorded in Book 4614, Page 409, Mecklenburg County Registry. This policy insures that the restrictions have not been violated and that a future violation thereof will not cause forfeiture or reversion of title. (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)
 - University Place Owner's Association Declaration of Easements, Restrictions and Protective Covenants contained in instrument recorded in Book 5678, Page 277, Mecklenburg County Registry. This policy insures that the restrictions have not been violated and that a future violation thereof will not cause forfeiture or reversion of title. (Affects all Parcels) (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)
 - Rights of others in and to appurtenant easements contained in Easement Agreement between Walmart Stores, Inc. and University Place Mall, Inc. recorded in Book 8038, Page 573, Mecklenburg County Registry. (SHOWN HEREON)
 - Rights of tenant (c) in possession under unrecorded lease(s). (NOT SURVEY RELATED)
 - Mutual Restrictive Covenant Agreement dated as of August 15, 1996 by and between Village Place I, Inc. and Village Place II, Inc. recorded in Book 8707, Page 463, Mecklenburg County Registry. (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)

- As to Tract I of Parcel 2:
- Riparian rights of others in and to the lake. (NOT SPECIFICALLY LOCATABLE)
 - Parking easement and access easement contained in Deed to R & A Properties recorded in Book 7818, Page 772, Mecklenburg County Registry. (SHOWN HEREON)

- As to Tract I and II of Parcel 2:
- Joint Parking Agreement recorded in Book 8673, Page 892, amended by Amendment to Joint Parking Agreement recorded in Book 7226, Page 977 and Restatement of Amendment recorded in Book 8047, Page 754, Mecklenburg County Registry. (GENERAL PARKING EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)
 - Declaration of Restrictions and Grant of Nonexclusive Easements for Village at University Place recorded in Book 7815, Page 234, as amended by First Amendment to Declaration of Restrictions and Grant of Nonexclusive Easements recorded in Book 8078, Page 150, Mecklenburg County Registry. (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)
 - Permanent Utility Easement to City of Charlotte recorded in Book 8203, Page 202, Mecklenburg County Registry. (BLANKET EASTMENT FOR ELECTRICAL AND TRAFFIC SIGNAL EQUIPMENT)
 - Building restriction line(s), easement(s) and other matters as shown on plat recorded in Map Book 26, Page 40 and Map Book 27, Page 604, Mecklenburg County Registry. (SHOWN HEREON)

TOTAL PARKING SPACES
2 - HANDICAPPED SPACES
45 - REG. SPACES
47 - TOTAL SPACES
(40 REG. SPACE REQUIRED)
(1 HANDICAPPED SPACE REQUIRED)

MAP REFERENCES

MAP BOOK 25, PAGES 633 & 950
MAP BOOK 21, PAGE 74
MAP BOOK 26, PAGES 40, 264, 567 & 390
MAP BOOK 21, PAGES 474, 480 & 747

The undersigned, being a registered surveyor of the State of North Carolina certifies to AEGON USA Realty Advisors, Inc., Transamerica Life Insurance Company, CS University Place II, LLC, Lawyer's Title Insurance Corporation, and Squire, Sanders & Dempsey L.L.P.:

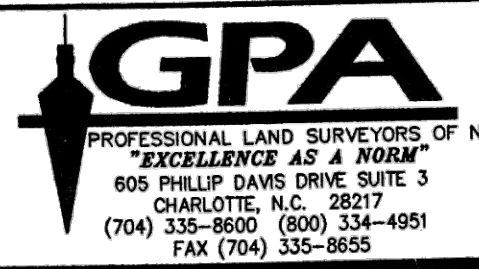
This is to certify that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2, 3, 4, 6, 7(b), 7(b)(1)(ii), 8, 9, 10, 11(b), 12, 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standard as adopted by ALTA, NSPS, ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

GPA Professional Land Surveyors of NC

James Timothy Thomas PLS #4330

DATE: 11/3/05

DATE	REVISION	BY
11/2/05	CLIENT & LENDER COMMENTS	JEC
10/25/05	CERTIFICATION	JEC
6/23/05	CERTIFICATION AND TEXT CHANGES	JEC
6/17/05	CERTIFICATION AND TEXT CHANGES	JEC



SCALE	DATE	SURVEYED AT THE REQUEST OF:	SHEET
1" = 30'	JUNE 3, 2005	SQUIRE, SANDERS & DEMPSEY L.L.P.	1
F.L.D. BK.	PG.	DRAWN BY	OF
DATA COLLECTOR	JEC	JEC	1
JOB NO.	CHECKED BY	CITY OF CHARLOTTE	
050036-C	JTT	ALTA/ACSM LAND TITLE SURVEY	

CS University Place II, LLC
c/o CASTO 191 West Nationwide Boulevard,
Suite 200 Columbus, Ohio 43215
DB.19063 PG.52
PARCEL #3b
M.B. 26 PG. 567
TAX#047-252-04

CS University Place II, LLC
c/o CASTO 191 West Nationwide Boulevard,
Suite 200 Columbus, Ohio 43215
DB.19063 F.G.52
PARCEL #3b
M.B. 26 PG. 567
TAX#047-252-04

LEGAL DESCRIPTION (Pier 1 Imports)

Being all of Parcel 3f as described in Plot of "University Place Map 5 recorded at Map Book 27, Page 604, Mecklenburg County Register of Deeds, North Carolina. Situate in the City of Charlotte, N.C., Said property is also described as follows:

Beginning at an X-Mark in the side walk, said X-Mark in the sidewalk being on the right of way of J.W. Clay Boulevard (having a variable right of way), and being a common corner of Parcel 3b as recorded in Plot Book 26 at page 587 in said Registry and being the POINT OF BEGINNING; thence S83°47'36"E, a distance of 176.64 feet to a PK nail; thence S06°12'24"W, a distance of 222.22 feet to an X-Mark in the brick pavers; thence N68°53'05"W, a distance of 170.78 feet to an iron pin, said iron pin being the point of curve of a non-tangent curve to the right, having a radius of 34.50 feet, and having a chord bearing of N64°28'22"W, and a chord distance of 26.31 feet, thence northwesterly along the arc a distance of 26.98 feet to an X-Mark in the side walk, said X-Mark in the sidewalk being on the Easterly right of way of said J.W. Clay Boulevard (having a variable right of way), and also being the point of curve of a non-tangent curve to the right, having a radius of 550.00 feet and having a chord bearing of N11°00'40"E, and a chord distance of 223.51 feet, thence northerly along the arc of said Easterly right of way a distance of 225.08 feet to the POINT OF BEGINNING. Containing 43,992 square feet or 1.00 acres, more or less.

TOGETHER WITH appurtenant easements and rights established and created in that certain University Place Owners' Association Declaration of Easements, Restrictions and Protective Covenants recorded in Deed Book 5678 at Page 277 in the Mecklenburg County, North Carolina, Public Registry.

TOGETHER ALSO WITH appurtenant easements and rights established and created in that certain Joint Parking Agreement recorded in Book 5673 at Page 892 in the Mecklenburg County, North Carolina, Public Registry, as amended by that certain Amendment to Joint Parking Agreement recorded in Deed Book 7226 at Page 977 in said Registry and by that certain Restatement of Amendment to Joint Parking Agreement recorded in Deed Book 8047 at Page 754 in said Registry.

TOGETHER ALSO WITH appurtenant easements and rights established and created in that certain Declaration of Restrictions and Grant of Non-exclusive Easements for the Village at University Place recorded in Deed Book 7815 at Page 234 in the Mecklenburg County, North Carolina, Public Registry, as amended by that certain First Amendment to Declaration of Restrictions and Grant of Non-exclusive Easements for the Village at University Place recorded in Deed Book 8078 at Page 150 in said Registry.

TOGETHER ALSO WITH appurtenant easements and rights established and created in that certain Easement Agreement between Wal-Mart Stores, Inc. and University Place Mall, Inc. recorded in Deed Book 8038 at Page 573 in the Mecklenburg County, North Carolina, Public Registry.

TOGETHER ALSO WITH all right, title and Interest of University Place Mall, Inc. in and to the Right of First Refusal Offer, as contained in special warranty deed to Chick-Fil-A, Inc. dated September 27, 1994 and recorded in Deed Book 7924 at Page 89, Mecklenburg County, North Carolina, Public Registry, 1994 and recorded in Deed Book 7815 at Page 234 in the Mecklenburg County, North Carolina, Public Registry, as amended by that certain First Amendment to Declaration of Restrictions and Grant of Non-exclusive Easements for the Village at University Place recorded in Deed Book 8078 at Page 150 in said Registry.

TOGETHER ALSO WITH all right, title and Interest of University Place Mall, Inc. in and to the Right of First Refusal Offer, as contained in special warranty deed to Chick-Fil-A, Inc. dated September 27, 1994 and recorded in Deed Book 7924 at Page 89, Mecklenburg County, North Carolina, Public Registry, 1994 and recorded in Deed Book 7815 at Page 234 in the Mecklenburg County, North Carolina, Public Registry, as amended by that certain First Amendment to Declaration of Restrictions and Grant of Non-exclusive Easements for the Village at University Place recorded in Deed Book 8078 at Page 150 in said Registry.

KEY MAP

SEAL

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PETITIONER:
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DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: N/A

SCALE NORTH

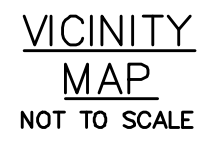
VERT:
HORIZ: AS NOTED

SHEET TITLE

SITE SURVEY

SHEET NUMBER

RZ-4.1



**HOWELL FAMILY
PROPERTIES LLC
DB. 12939, PG. 55
PARCEL 3D/E
MB. 27, PG. 604
PIN: 047-201-48**

EXISTING SIGNALIZED FULL
MOVEMENT ACCESS

TACO BELL OF AMERICA
INC
DB. 9932, PG. 140
PARCEL 5A
MB. 26, PG. 390
PIN: 047-201-43

EXISTING SIGNALIZED FULL
MOVEMENT ACCESS

(NOT IN PETITION)

(NOT IN PETITION)

PUBLIC STREET 'B'

PRIVATE STREET 'C'

20' SETBACK

— POTENTIAL
GARAGE

J.W. CLAY BLVD.
VARIABLE PUBLIC R/W

DOUG MAYES
50' PUBLIC R/W

UNIVERSITY CITY REZONING

NDDESIGN PROJ.# 1018377

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DESIGNED BY: RJP
DRAWN BY: LDB
CHECKED BY: RJP

VERT: 1"=60'

HORIZ: 1"=60'

0 30' 60' 120'

NORTH

REZONING SCHEMATIC SITE
PLAN

PAGE NUMBER

RZ-5.0