

# Rezoning Petition Packet

## Petitions:

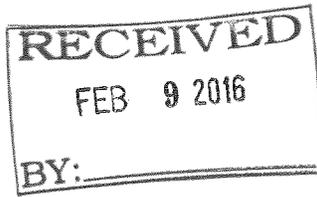
**2016-057 through 2016-071**

Petitions that were submitted by February 22, 2016

Staff Review Meeting: **March 17, 2016**

City Public Hearing: **To Be Determined**

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2016-057

Petition #:	_____
Date Filed:	<u>2/9/2016</u>
Received By:	<u>BH</u>

**Complete All Fields (Use additional pages if needed)**

Property Owner: Janet N. Hicks and Frances N. Jones

Owner's Address: 3016 English Sparrow Lane City, State, Zip: Charlotte, NC 28210

Date Property Acquired: July 17, 2012 (Deed Book 27500, Page 380)

Property Address: 1208 Toddville Road, Charlotte, NC

Tax Parcel Number(s): 05713121 and 05713137

Current Land Use: Residential Size (Acres): 16.5

Existing Zoning: R-17 MF Proposed Zoning: I-2CD

Overlay: ~~None~~ Lake Wylie Watershed - Protected Area (Specify PED, Watershed, Historic District, etc.)

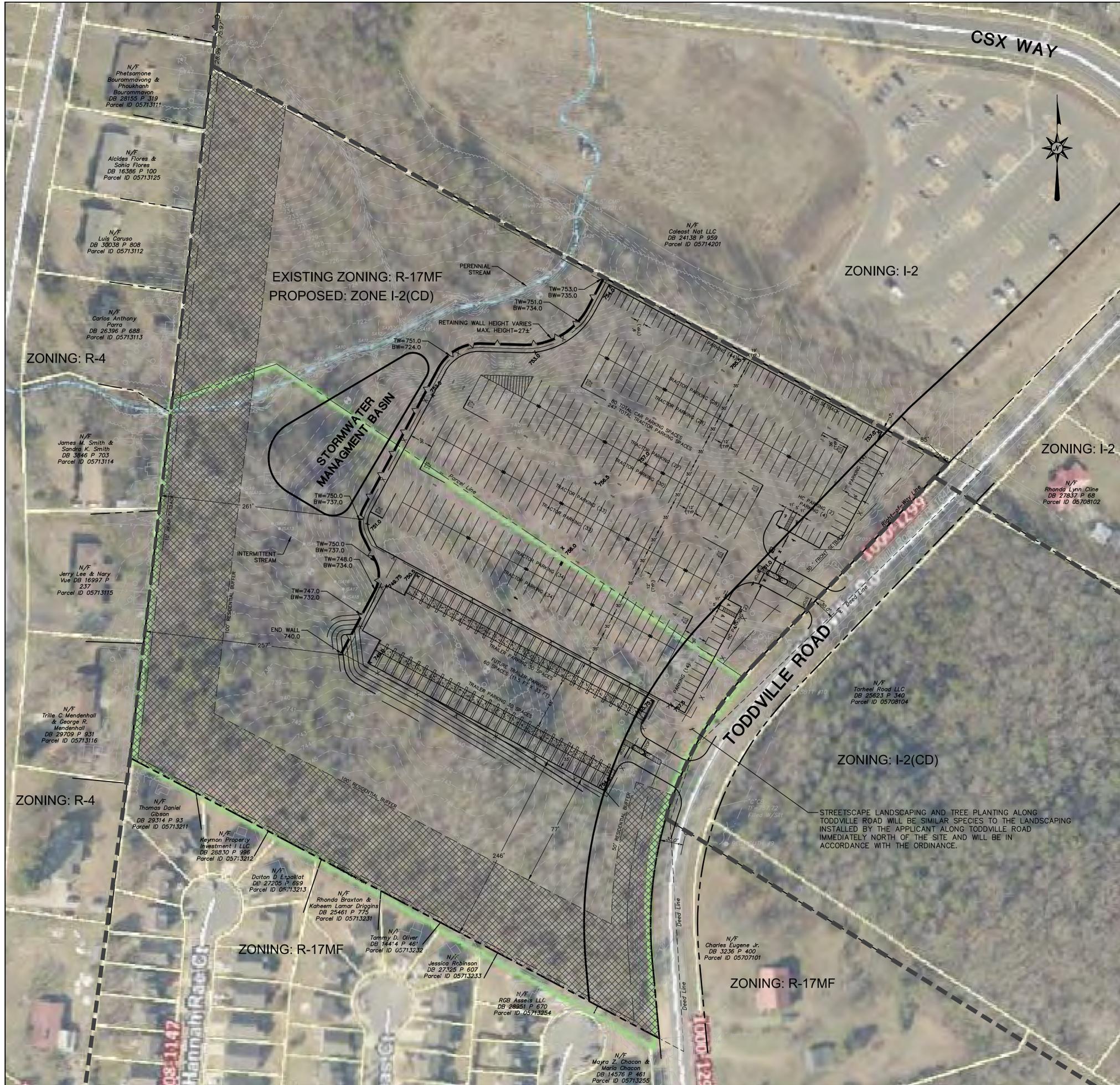
Required Rezoning Pre-Application Meeting\* with: \_\_\_\_\_  
Date of meeting: \_\_\_\_\_

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezonings Only:**  
Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): 5 years  
Purpose/description of Conditional Zoning Plan: Offsite parking lot expansion of existing FedEx Ground facility at 6604 CSX Way, with 245 tractor spaces and 85 employee auto spaces. There will be no customer parking. The offsite lot will be enclosed with a chain link fence and will have one key card gated access on Toddville Road. Stormwater management will be via a piped collection system with a series of catch basins connected to an above ground detention basin located on site. The detention basin will discharge to an unnamed tributary of Paw Creek that traverses the north west portion of the site.

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SEE ATTACHED SIGNATURE PAGE





**DEVELOPMENT DATA TABLE**

- 1. Development Data Table**
- a. Site Acreage: 16.5ac
  - b. Tax Parcel No.(s) 05713121 and 05713137
  - c. Existing Zoning: R-17 MF
  - d. Proposed Zoning: I-2CD
  - e. Existing Use: Vacant
  - Proposed Use: Offsite parking lot expansion of existing FedEx Ground facility at 6604 CSX Way, with 247 tractor spaces and 80 employee auto spaces and 60 future trailer parking spaces. There will be no customer parking. The offsite lot will be enclosed with a chain link fence with 3 strands of barbed wire on top and will have key card gated access on Toddville Road. Stormwater management will be via a piped collection system with a series of catch basins connected to an above ground detention basin located on site. The detention basin will discharge to an unnamed tributary of Paw Creek that traverses the northwest portion of the site.
  - f. Number of Residential Units by Housing Type: NA
  - g. Residential Density: NA
  - h. Square footage of Non-Residential Uses: NA
  - i. Maximum Building Height: NA
  - j. Maximum Number of Buildings: NA
  - k. Number of Parking Spaces: see (e) above
  - l. Amount of Open Space: 162,500+/- S.F. (3.7+/- Ac.)

**VICINITY MAP**



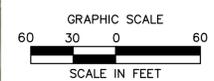
**PETITIONER:**

FEDEX GROUND PACKAGE SYSTEM, INC.  
 1000 FEDEX DRIVE  
 MOON TOWNSHIP, PA 15108



**LEGEND**

- EXISTING ZONING BOUNDARIES: - - - - -
- PROPOSED ZONING BOUNDARIES: - - - - -
- PROPOSED BUFFER/ OPEN SPACE: [Hatched Box]



ARCHITECTURE  
 ENGINEERING  
 PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING  
 ENVIRONMENTAL SCIENCES

355 Research Parkway  
 Meriden, CT 06450  
 (203) 630-1406  
 (203) 630-2615 Fax



**PROPOSED FEDEX PARKING EXPANSION  
 REZONING PLAN  
 1208 TODDVILLE ROAD  
 CHARLOTTE, NC**

REVISIONS	No.	Date	Desc.
Designed			K.M.L.
Drawn			K.M.L.
Checked			M.C.C.
Approved			M.C.C.
Scale			1"=60'
Project No.			15C5578
Date			02/05/16
CAD File			RZ15C557802C
Title			
<b>REZONING PLAN</b>			
Sheet No.			
<b>RZ-1</b>			

Xref (s) : XZ15C557801 : XZ15C557801



ARCHITECTURE  
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PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING  
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**PROPOSED FEDEX PARKING EXPANSION  
REZONING PLAN  
1208 TODDVILLE ROAD  
CHARLOTTE, NC**

**1. Development Data Table**

- a. Site Acreage: 16.5ac
- b. Tax Parcel No.(s) 05713121 and 05713137
- c. Existing Zoning: R-17 MF
- d. Proposed Zoning: I-2CD
- e. Existing Use: Vacant
- Proposed Use: Offsite parking lot expansion of existing FedEx Ground facility at 6604 CSX Way, with 247 tractor spaces and 80 employee auto spaces and 60 future trailer parking spaces. There will be no customer parking. The offsite lot will be enclosed with a chain link fence with 3 strands of barbed wire on top and will have key card gated access on Toddville Road. Stormwater management will be via a piped collection system with a series of catch basins connected to an above ground detention basin located on site. The detention basin will discharge to an unnamed tributary of Paw Creek that traverses the northwest portion of the site.
- f. Number of Residential Units by Housing Type: NA
- g. Residential Density: NA
- h. Square footage of Non-Residential Uses: NA
- i. Maximum Building Height: NA
- j. Maximum Number of Buildings: NA
- k. Number of Parking Spaces: see (e) above
- l. Amount of Open Space: 162,500+/- S.F. (3.7+/- Ac.)

**2. General Provisions**

- a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by FedEx Ground Package System, Inc. (the "Petitioner") for an approximately 16.5 +/- acres site located on the west side of Toddville Road, south of CSX Way and north of Eneida Sue Drive.
- b. The Site is comprised of Tax Parcel Nos. 057-131-21 and 057-131-37
- c. Development of the Site will be governed by the Rezoning Plan, the Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").
- d. Unless the Rezoning plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-2(CD) zoning district shall govern all development taking place on the site.
- e. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout of the development and site improvements may be modified in accordance with applicable setback, yard and buffer requirements as depicted on the Rezoning Plan and the development standards. Any alterations and/or modifications shall not materially change the overall intent of the design depicted on the Rezoning Plan, and shall be in accordance with Section 6.207 of the Ordinance.
- f. The Development of this site is proposed within two adjacent parcels that are to be consolidated. Therefore, any yard, buffer, building height separation requirements, and other similar standards required by zoning, shall not be required internally.
- g. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by owners of the Site in accordance with provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to requirements set forth in Section 6.207 of the Ordinance.

**3. Permitted uses**

Those uses permitted in the I-2 District excluding the following:

**Section 9.1102. Exclusions to Uses Permitted by Right**

- (3) Animal Crematoriums
- (5) Assembly or fabrication of previously manufactured parts, including but not limited to the following:  
Apparel and other textile products  
Electronic and other electric equipment, except electrical generator and distribution equipment  
Fabric samples  
Furniture and fixtures  
Industrial machinery and equipment  
Instruments and related products  
Leather and leather products, excluding tanning or curing of hides  
Lumber and wood products  
Paper and allied products  
Plastic and rubber products  
Metal products
- (6) Auction Sales
- (15) Bus and train terminals
- (23) Dry cleaning and laundry establishments
- (24) Engraving
- (33) Heliports and helistops, limited
- (34) Heliports and helistops, unlimited (I-2 only)
- (35) Highway and railroad rights-of-way
- (39) Laboratories, for applied and basic research and testing of products, manufacture, processes or fabrication
- (50) Pest control and disinfecting services
- (52) Power generation plants (I-2 only)
- (56) Railroad freight yards, repair shops and marshalling yards (I-2 only)
- (57) Recycling centers, including drop-off centers
- (60) Research uses
- (66) Sign painting, exclusive of manufacture
- (68.3) Tattoo establishment
- (72) Truck stops (I-2 only)

**Section 9.1103 Exclusions To Uses Permitted under Prescribed Conditions**

- (1) Abattoirs
- (3) Adult Establishments
- (12) Construction and demolition (C & D) landfills (I-2 only)
- (16) Demolition landfills
- (19) Foundries (I-2 only)
- (20) Hotels and motels, expansion of existing nonconforming use (I-2 only)
- (20.5) Indoor training and shooting facilities
- (21) Jails and Prisons
- (22) Junkyards (I-2 only)
- (24) Land clearing and inert debris landfills (LCID): off-site
- (26) Lumber mills and storage yards (I-2 only)
- (27) Manufacturing (light) uses
- (28) Manufacturing (heavy) uses (I-2 only)
- (29) Medical waste disposal facilities

- (38.1) Pet services indoor/outdoor
- (41) Quarries, (I-2 only)
- (42) Raceways and dragstrips
- (43) Radio, telephone, cellular telephone and television masts, towers, antennae and similar structures
- (44) Sanitary landfills (I-2 only)
- (45) Shelters
- (48) Solid waste transfer stations (I-2 only)
- (49) Stadiums and arenas of no more than 5,000 seats
- (51) Tire recapping and retreading
- (53) Waste incinerators, excluding medical waste incinerators (I-2 only)

**4. Transportation**

- a. No street dedication or reservation of additional right-of-way is required.
- b. Proposed transportation improvements are to be constructed in conjunction with the Rezoning Plan. The location and configuration of each access point is subject to minor modifications as may be required by the Charlotte Department of Transportation during the site plan approval process.

**5. Architectural Standards**

- a. Precast segmental block retaining walls are proposed where required to minimize disturbance within the Development.
- b. Precast segmental block retaining walls to be designed by a Licensed Professional Structural Engineer.

**6. Streetscape and Landscaping**

- a. Buffers shall be established on the Site as depicted on the Rezoning Plan and required by the Ordinance. Buffers shall conform to the standards of Section 12.302 of the Ordinance. In addition, plans specify the establishment of 100 foot buffers located adjacent to residential zoned property, where existing trees are to remain undisturbed. The landscape buffer along Toddville Road will be planted with trees and shrubs similar to those in the existing buffer on Toddville Road on the adjacent parcel located northeast of this site.
- b. Should an adjacent parcel of land be rezoned to a zoning district or be devoted to a use that eliminates or reduces the buffer requirement on the Site, the Petitioner may eliminate, or reduce, as the case may be, the relevant buffer areas accordingly.
- c. Streetscape landscaping shall be included in accordance with Ordinance and will be similar to the landscaping of the applicant's parking to the north of the site along Toddville Road.

**7. Environmental Features**

- a. Stan Armstrong, Charlotte Urban Forester, confirmed that a tree survey would not be required for this application, and that a minimum of 15% of the existing trees shall remain on site. The petitioner intends to maintain a 100' buffer adjacent to residential property where all existing trees are to remain. The area within the proposed buffer is approximately 22% of the total parcel area and this area to be left undisturbed is heavily wooded.
- b. The location, size, and type of the storm water management system depicted on the Rezoning Plan is subject to review and approval as part of the Development Plan submittal and is not implicitly approved with this rezoning. Modifications may be necessary in order to accommodate storm water treatment requirements and protect natural site discharge points.
- c. Pilot Environmental Inc. delineated an intermittent stream, and a perennial stream on site as depicted on the Rezoning Plan. Mr. William Elliott, Regulatory Specialist with the USACE, declined a field visit but indicated that he will issue a jurisdictional approval for the site based upon the information supplied by Pilot Environmental Inc.

**8. Parks, Greenways, and Open Space**

- a. Approximately 3.7 acres of open space will be preserved within 100' buffer areas as depicted on the Rezoning Plan.

**9. Fire Protection**

- a. Rezoning Plan proposes no structures or public water supply. Fire Lanes will be provided as required by the Ordinance.

**10. Signage**

- a. A sign package will be submitted at the time of site plan approval in accordance with the Ordinance.

**11. Lighting**

- a. Freestanding lighting fixtures and poles installed on the Site shall be full cut off and shielded with illumination directed downwards in accordance with the Ordinance.
- b. Development shall meet the requirements of the Ordinance. The maximum height of freestanding light fixtures and poles installed on the site shall not exceed 42 feet.

**12. Phasing**

- a. The Rezoning Site Plan depicts initial construction of a parking lot with 80 employee auto spaces vehicles, and 247 tractor parking spaces. The second phase of development is for future construction of an adjacent parking lot for 60 trailers parking spaces. The second phase is planned to occur in year 2025 or later.

**13. Other**

- a. Property corner tie points will be installed.
- b. All proposed utilities are to be underground.

**PETITIONER:**

FEDEX GROUND PACKAGE SYSTEM, INC.  
1000 FEDEX DRIVE  
MOON TOWNSHIP, PA 15108



REVISIONS	No.	Date	Desc.

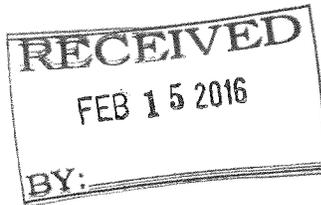
Designed	K.M.I.
Drawn	K.M.I.
Checked	M.C.C.
Approved	M.C.C.
Scale	1"=60'
Project No.	15C5578
Date	02/05/16
CAD File	RZ15C557802C

Title  
**REZONING  
PLAN NOTES**

Sheet No.

**RZ-2**

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #:	<u>2016-058</u>
Date Filed:	<u>2/15/2016</u>
Received By:	<u>SAF</u>

**Complete All Fields (Use additional pages if needed)**

Property Owner: 600 Charlotte, MRP, LLC  
c/o Whitestar Advisors, LLC  
Owner's Address: 902 Clint Moore Rd, Suite 220 City, State, Zip: Boca Raton, FL 33487  
Date Property Acquired: 11/13/2011  
Property Address: 621 S. Poplar Street, Charlotte, NC  
Tax Parcel Number(s): 073-042-14  
Current Land Use: Loading Dock/Vacant Size (Acres): .81+/-  
Existing Zoning: UMUD-O Proposed Zoning: UMUD  
Overlay: \_\_\_\_\_ (Specify PED, Watershed, Historic District, etc.)  
Required Rezoning Pre-Application Meeting\* with: N/A  
Date of meeting: \_\_\_\_\_

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezoning Only:**

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): \_\_\_\_\_

Purpose/description of Conditional Zoning Plan: \_\_\_\_\_

\_\_\_\_\_  
Name of Rezoning Agent

\_\_\_\_\_  
Agent's Address

\_\_\_\_\_  
City, State, Zip

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
E-Mail Address

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
(Name Typed / Printed)

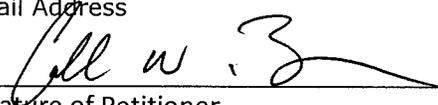
Collin Brown  
Name of Petitioner(s)

214 North Tryon Street, 47th Floor  
Address of Petitioner(s)

Charlotte, NC 28202  
City, State, Zip

704 331 7531 704 353 3231  
Telephone Number Fax Number

collin.brown@klgates.com  
E-Mail Address

  
Signature of Petitioner

Collin Brown  
(Name Typed / Printed)

**II. Rezoning Application Checklist**

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

RECEIVED  
FEB 17 2016  
BY: *aj* 2:08 pm

2016-059

Petition #:	_____
Date Filed:	<u>2/16/2016</u>
Received By:	<u>R+</u>

**Complete All Fields (Use additional pages if needed)**

Property Owner: Charlotte Housing Authority

Owner's Address: 400 East Boulevard City, State, Zip: Charlotte, NC 28203

Date Property Acquired: December 2, 1970

Property Address: 1624 New Renaissance Way

Tax Parcel Number(s): 11504208

Current Land Use: Child Development Center Size (Acres): 1.25 acres

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O SPA

Overlay: \_\_\_\_\_ (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune

Date of meeting: 2/10/16

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezoning Only:**

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): No

Purpose/description of Conditional Zoning Plan: To increase the allowable building square footage for the Child Development Center to 25,000 sf

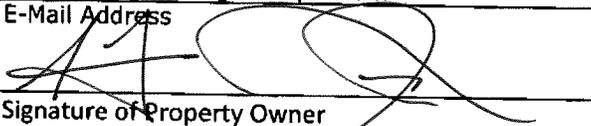
Neighboring Concepts  
Name of Rezoning Agent

1230 West Morehead St Suite 204  
Agent's Address

Charlotte, NC 28208  
City, State, Zip

704-374-0916  
Telephone Number

daniel@neighboringconcepts.com  
E-Mail Address

  
Signature of Property Owner

A. Fulton Meachem, Jr. - CEO-CHA  
(Name Typed / Printed)

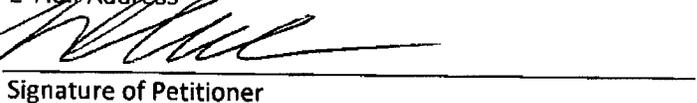
Renaissance West Community Initiative  
Name of Petitioner(s)

3610 Nobles Ave #199  
Address of Petitioner(s)

Charlotte, NC 28208  
City, State, Zip

704-335-8227  
Telephone Number

lclark@rwci.org  
E-Mail Address

  
Signature of Petitioner

LAURA CLARK, CEO RWCI  
(Name Typed / Printed)

**Development Data**

Tax Parcel ID #: 115-042-08 (1.25 ac);

Total Parcel Area: 1.25 Acres  
 Total ROW Area: 0.000 Acres  
 Total Site Area: 1.25 Acres Total

Existing Zoning: Mixed Use Development District - Optional (MUDD-O)  
 Proposed Zoning: Mixed Use Development District - Optional Site Plan Amendment (MUDD-O SPA)

Proposed Use:  
 Up to 25,000 S.F. Child Development Center (255 maximum total children)

Conventional MUDD Required Off-Street Parking:  
 Child Development Center: min. one (1.0) space per employee, plus one (1.0) space per ten children;  
 NOTE: Petitioner allowed for min. one (1.0) space per 600 S.F.

MUDD Optional Provisions for Parking (see Section J "Optional Provisions"):  
 Child Development Center: min. one (1.0) space per 600 S.F. ("OPTION A")

**Development Notes:**

**A. Binding Effect of the Rezoning Documents & Definitions**

A1. Throughout these Development Notes, the term "Petitioner" and "Owner" 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 who may be involved in any future development thereof.

A2. The proposed use of the site will be for the development of a child development center.

**B. General Provisions**

B1. Please refer to section "J" below for all optional provisions included.

B2. Unless more stringent standards are established by this Technical Data Sheet or these Development Notes, all requirements established under the Charlotte Zoning Ordinance (the "Ordinance") for the Mixed Use Development District (MUDD) zoning district classification shall be followed, with the exception of the aforementioned optional provisions.

B3. For the development depicted on this plan, the configuration, placement and size of the building footprints, off-street parking areas, open space areas, and driveways will be conceptually developed at a later stage to be reviewed and approved by the Charlotte Mecklenburg Planning Department at the MUDD review stage. In addition to meeting all MUDD requirements (including those for parking and off-street loading spaces), with the exception of the Options listed in item J1 below, the Petitioner shall observe the following provisions for all development:

B3-a. The maximum building height established for each respective block, as depicted on this plan, shall not be exceeded.

B3-b. For this development, designated open space areas shall be provided to meet or exceed the minimum requirements of the MUDD Zoning District. Final locations of open spaces and amenities within the open spaces will depend on final building layout and design. Open space with recreational amenities will be provided in the areas labeled 'Open Space' next to the Child Development Center. Exact location and size of these open spaces, along with description of their amenities, is to be provided by the Petitioner at the MUDD review stage.

B3-d. Subject to the MUDD review process, internal parking areas shall be contained within the off-street parking envelope as indicated on this plan. Building footprints may be contained within the parking envelope, but no off-street parking areas will be allowed between the right-of-way and the building envelope facing the right-of-way except as allowed under Option J1-a.

**C. Setbacks, Side Yards and Rear Yards**

C1. The buildings and/or structures to be constructed on this site shall satisfy the setback, rear yard and side yard requirements established under the Ordinance for the MUDD Zoning District.

**D. Design and Performance Standards**

D1. All dumpster areas shall be screened with opaque enclosures on all four sides with one side being a hinged opaque gate.

D2. All mechanical equipment including roof top equipment, above-ground backflow preventers and other utility structures shall be screened from view from abutting streets and adjoining properties by landscaping and/or opaque materials.

D3. Lighting will be shielded with full cut-off luminaires throughout the site. No wall pack lighting will be allowed.

D4. All off-street parking locations will be screened from sight from the public rights-of-way as specified by Section 12.303 of the Ordinance except as allowed under Option J1-a. All screening of off-street parking areas abutting the greenway easement will be a minimum of 2'-0" high but shall remain of such height so that visibility to greenway trail areas from adjacent areas will remain unimpeded.

D5. All long- and short-term bicycle parking requirements will be met per Section 12.202A of the Ordinance.

D6. Off-street service/delivery spaces will be provided per MUDD standards.

**E. Building Design Standards for All Development**

E1. Buildings shall have minimum 10'-0" separation from each other.

E2. For street walls, all MUDD standards will be observed; no expanse of solid wall will exceed 20'-0" in length.

E3. Buildings and units will be identified with signage and numbers, as subject to MUDD standards.

E4. For buildings exceeding five stories in height, base of building will be clearly defined.

E5. All buildings shall be oriented to face the public streets.

**F. Additional Use and Building Design Standards for Child Development Center**

F1. Only non-vinyl and non-metal siding, brick veneer, stucco or fiber cement siding, such as Hardie Plank, will be used.

F2. Wide window and door trim will be used to better accent siding. Horizontal and vertical siding application will add detail to any dormers, gables, and extended front facade areas. Vinyl trim and shutters are allowed.

F3. All building foundations will have a minimum of 12 inches exposed brick veneer above finished grade level (after landscaping).

F4. No outdoor play is permitted after sundown.

**G. Vehicular Access, Driveways and Streets**

G1. Access to the site will be provided by the following:  
 G1-a. A new driveway entrance from existing Achievement Lane.  
 G1-b. A Right-In, Right-Out driveway connection to West Boulevard

G2. The petitioner shall be responsible to design and implement specific transportation improvements before the building's certificate of occupancy is issued as identified below:

**G2-I. Construction of Child Development Center**

G2-I(a). Construct private right-in, right-out driveway entrance on West Boulevard at the Child Development Center Block.

G2-I(b). Fund 12% of a traffic signal with pedestrian signalization at the intersection of Renaissance Way and West Boulevard if CDOT and NCDOT determine a traffic signal is needed to control traffic. The signal shall be interconnected with the signal at Billy Graham Parkway and West Boulevard. This requirement will expire 12 months from the date of issuance of the final certificate of occupancy for this phase.

G3-I(c). Improvements will be designed and constructed or bonded prior to occupancy of the building within this project phase.

G4-I(d). No other offsite improvements are required before occupancy of this phase of the development.

**H. Signs**

H1. Signage will be permitted in accordance with applicable zoning standards. The exact location of site signs will be determined in the design development construction and landscaping plans presented for review and approval by the Charlotte Mecklenburg Planning Department during the MUDD review process.

**I. Tree Ordinance Compliance**

I1. Site development procedures will comply with the City of Charlotte Tree Ordinance.

I2. Internal street trees along public rights-of-way and internal drives shall be planted at 40'-0" o.c.

**J. Optional Provisions**

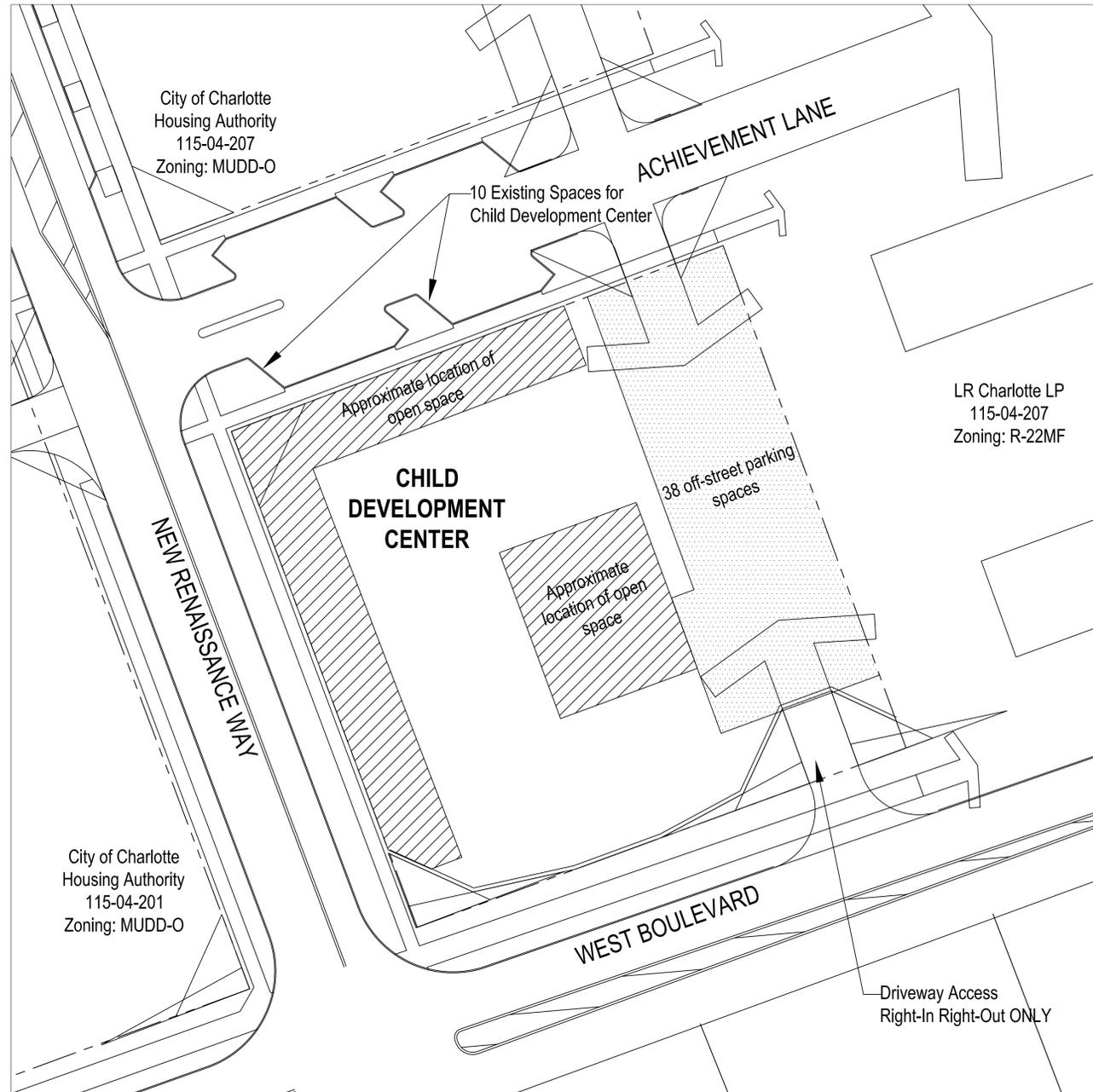
J1. The following Options are included:

J1-a. **OPTION A - Child Development Center Parking Amount:** Off-street minimum parking provision of one (1.0) space 600 S.F. for the Child Development Center building shall be allowed. **NOTE:** Parking standard is min. one space per employee plus one space per 10 children (as specified in Section 12.502 of the Ordinance for large childcare centers).

**Child Development Center**

- 1.25 acres
- Open space play area will be a min. 60 S.F./child and/or a min. 25% of total parcel area
- Maximum number of children not to exceed 255
- Parking for the Child Development Center will meet the Ordinance and/or the optional provision allowed by item J1-a of the development notes

**Maximum Building Area: 25,000 S.F.**  
**Maximum Building Height: 40' - 0"**



**SITE PLAN**  
 1  
 RZ-1  
 1" = 32' - 0"

F:\Tree Structure\Projects\14-021 Child Development Center at Blvd Homes\reviews\rezoning\ACAD\Renaissance 2011 RZ-1.dwg, Plotted By: Garrett, Plotted: Feb 15, 2016 - 11:56am



**RWCI Child Development Center**

REV. 1 DATE	_____
REV. 2 DATE	_____
REV. 3 DATE	_____
REV. 4 DATE	_____
REV. 5 DATE	_____
REV. 6 DATE	_____
REV. 7 DATE	_____
REV. 8 DATE	_____

**Rezoning Documents**

**Petition #2016-xxx**

**TECHNICAL DATA SHEET/SITE PLAN**

ISSUE DATE	February 15, 2016
CHECKED	JDM
SHEET BY	GTB
PROJECT NUMBER	NC 14-021

**RZ-1**

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #:	<u>2016-</u>
Date Filed:	<u>2/17/2016</u>
Received By:	<u>RH</u>

**Complete All Fields (Use additional pages if needed)**

Property Owners: (Fagan) James A. Fagan and Norva R. Fagan, husband and wife  
 (Sterling) Sterling Development Company, a North Carolina corporation

Owner's Addresses: (Fagan ) 1500 Queens Road West City, State, Zip: Charlotte, NC 28207  
 (Sterling) P.O. Box 221069 City, State, Zip: Charlotte, NC 28222

Date Properties Acquired: (Fagan) April 10, 1990  
 (Sterling) December 18, 1969

Property Addresses: (Fagan) 2900 Griffith Street, Charlotte, NC  
 (Sterling) 2832 Griffith Street, Charlotte, NC

Tax Parcel Numbers: (Fagan) 147-01-605  
 (Sterling) 147-01-731

Current Land Use: Brewery & Warehouse Size (Acres): ± 1.5 acres

Existing Zoning: I-2 Proposed Zoning: TOD-M

Overlay: \_\_\_\_\_  
 (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Kathy Cornett, Catherine Mahoney, Allan Goodwin, Solomon Fortune.

Date of meeting: 2/3/16

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezonings Only:**

Requesting a vesting period exceeding the 2 year minimum?  Yes  No. Number of years (maximum of 5): \_\_\_\_\_

Purpose/description of Conditional Zoning Plan: To allow the parcels to be re-used with uses as allowed in the TOD-M district

**Jeff Brown**  
**Keith MacVean**  
 Name of Rezoning Agent

**Moore & Van Allen, PLLC**  
**100 N. Tryon Street, Suite 4700**  
 Agent's Address

**Charlotte, NC 28202**  
 City, State, Zip

**704-331-1144 (JB)**                      **704-348-1925 (JB)**  
**704-331-3531 (KM)**                      **704-378-1954 (KM)**  
 Telephone Number                      Fax Number

[jeffbrown@mvalaw.com](mailto:jeffbrown@mvalaw.com) [keithmacvean@mvalaw.com](mailto:keithmacvean@mvalaw.com)  
 E-mail Address

Signature of Property Owner  
 \_\_\_\_\_  
 (Name Typed/Printed)

**Triple C Brewing Company LLC**  
**Attn: Chris Harker**  
 Name of Petitioner

**2900 Griffith Street**  
 Address of Petitioner

**Charlotte, NC 28203**  
 City, State, Zip

**704-618-2697**  
 Telephone Number                      Fax Number

[harker@triplecbrewing.com](mailto:harker@triplecbrewing.com)  
 E-mail Address

  
 Signature of Petitioner  
**CHRIS HARKER**  
 (Name Typed/Printed)

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

RECEIVED  
FEB 23 2016  
2:38pm  
R. Scott Ward

Petition #:	<u>2016-061</u>
Date Filed:	<u>2/19/2016</u>
Received By:	<u>RS</u>

Complete All Fields (Use additional pages if needed)

Property Owner: Multiple (See Attached)

Owner's Address: See Attached City, State, Zip: See Attached

Date Property Acquired: See Attached

Property Address: See Attached

Tax Parcel Number(s): See Attached

Current Land Use: Vacant / Residential Size (Acres): 26.564

Existing Zoning: R-3 Proposed Zoning: Institutional (CD)

Overlay: "Distressed Business District" (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Sonya Sanders

Date of meeting: 12/21/15

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezonings Only:**

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): \_\_\_\_\_

Purpose/description of Conditional Zoning Plan: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Scott Stevens  
Name of Rezoning Agent

3430 Toringdon Way, Suite 101  
Agent's Address

Charlotte, NC 28277  
City, State, Zip

704-400-5040 N/A  
Telephone Number Fax Number

scottstevens@kw.com  
E-Mail Address

Ministerio Internacional Nueva Vida, Inc.  
Name of Petitioner(s)

11409 Woodfire Road  
Address of Petitioner(s)

Charlotte, NC 28269  
City, State, Zip

704-536-8619 N/A  
Telephone Number Fax Number

info@nuevavidainternacional.org  
E-Mail Address

See Attached  
Signature of Property Owner

See Attached  
(Name Typed / Printed)

Alex Montoya  
Signature of Petitioner

Alex Montoya  
(Name Typed / Printed)

## Property Owners for Rezoning Petition

Property Owner: Marlene Chauvin

Owner's Address: 5923 Wilora Lake Road City, State, Zip: Charlotte, NC 28212

Date Property Acquired: 12/1//1980

Property Address: Same

Tax Parcel Number(s): 103-102-23

Current Land Use: SFR Size (Acres): 0.313

Property Owner: Braden & Pamela Cruse

Owner's Address: 5935 Wilora Lake Road City, State, Zip: Charlotte, NC 28212

Date Property Acquired: See Attached

Property Address: 5/24/1991

Tax Parcel Number(s): 103-102-10

Current Land Use: SFR Size (Acres): 0.931

Property Owner: Robert H. Morrison Foundation

Owner's Address: 1409 E. Blvd. City, State, Zip: Charlotte, NC 28203

Date Property Acquired: 2/25/1972

Property Address: Multiple Parcels (Some are N/A)

Tax Parcel Number(s): 103-102-05, 07, 08, 09, 22, 26

Current Land Use: Vacant Size (Acres): 25.32

## Attachment A

### Rezoning Petition Joinder Agreement

**Rezoning Petition #: 2016-  
Ministerio Internacional Nueva Vida, Inc.**

The undersigned, as the owner of the parcel of land that is designated as **Tax Parcel #: 103-102-10** in Mecklenburg County, North Carolina and which is subject of the attached Rezoning Application, hereby joins in this Rezoning Application as more particularly depicted on the related Rezoning Site Plan and to subsequent changes to the rezoning plan as part of this Rezoning Application.

**Braden D. Cruse & Pamela V. Cruse**

Signature: Braden Cruse

Name (Printed): Braden Cruse

Title: na

Date: 2/18/16

Signature: Pamela Cruse

Name (Printed): Pamela Cruse

Title: na

Date: 2/18/16

## Attachment A

### Rezoning Petition Joinder Agreement

**Rezoning Petition #: 2016-  
Ministerio Internacional Nueva Vida, Inc.**

The undersigned, as the owner of the parcel of land that is designated as **Tax Parcel #: 103-102-23** in Mecklenburg County, North Carolina and which is subject of the attached Rezoning Application, hereby joins in this Rezoning Application as more particularly depicted on the related Rezoning Site Plan and to subsequent changes to the rezoning plan as part of this Rezoning Application.

**Barbara Marlene Chauvin**

Signature: Barbara Marlene (Mothers) Chauvin

Name (Printed): Barbara Marlene Chauvin

Title: na

Date: 2/18/16

# Attachment A

## Rezoning Petition Joinder Agreement

**Rezoning Petition #: 2016-  
Ministerio Internacional Nueva Vida, Inc.**

The undersigned, as the owner of the parcel of land that is designated as **Tax Parcel #s: 103-102-05, 103-102-07, 103-102-08, 103-102-09, 103-102-22, 103-102-26** in Mecklenburg County, North Carolina and which is subject of the attached Rezoning Application, hereby joins in this Rezoning Application as more particularly depicted on the related Rezoning Site Plan and to subsequent changes to the rezoning plan as part of this Rezoning Application.

**Robert Haywood Morrison Foundation**

Signature: 

<i>Dr. Cynthia Haldenby Tyson</i>	dotloop verified 02/17/16 2:03PM EST G7IX-B8WY-I9TS-SLW7
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Name (Printed): Dr. Cynthia Haldenby Tyson

Title: Registered Agent

Date: 02/17/2016

**DEVELOPMENT STANDARDS**

**GENERAL PROVISIONS**

DEVELOPMENT OF THE REAL ESTATE IDENTIFIED ON THIS TECHNICAL DATA SHEET CONSISTING OF 84.96 ACRES, MORE OR LESS (THE "SITE"), WILL BE GOVERNED BY THE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET. ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE INSTITUTIONAL ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH ANY NEW DEVELOPMENT TAKING PLACE ON THE SITE, UNLESS THESE DEVELOPMENT STANDARDS OR THE TECHNICAL DATA SHEET IMPOSE STRICTER REQUIREMENTS. NO NEW BUILDINGS OR PARKING AREAS MAY BE CONSTRUCTED ON THE SITE OUTSIDE THE BUILDING/PARKING DEVELOPMENT AREAS ESTABLISHED ON THE SITE PLAN AND TECHNICAL DATA SHEET.

**PERMITTED DEVELOPMENT WITHIN THE SITE**

- AREA I - MAIN CAMPUS
- AREA I CONTAINS 20.00 ACRES, MORE OR LESS, FRONTS ON WILORA LAKE ROAD FOR A DISTANCE OF 234 FEET AND BACKS UP TO ADJACENT LOTS ALONG VERNEDALE ROAD
- AREA I MAY BE USED TO ACCOMMODATE DEVELOPMENT OF THE SANCTUARY, TRAINING FACILITIES, SPORTS MINISTRY AND CHILD CARE FACILITIES OF A RELIGIOUS INSTITUTION.
- NON-RESIDENTIAL BUILDINGS CONSTRUCTED ON AREA I MAY NOT EXCEED, IN THE AGGREGATE, 10,000 SQUARE FEET, INCLUDING ANY PROPOSED EQUIPMENT SHELTERS.

**AREA II - SINGLE FAMILY DETACHED RESIDENTIAL**

- UP TO 26 INDEPENDENT RESIDENTIAL LIVING UNITS MAY BE DEVELOPED ON AREA II AND ANTICIPATES THAT THESE UNITS WILL BE CONSTRUCTED IN THE FORM OF DETACHED SINGLE-FAMILY UNITS.

**TRANSPORTATION COMMITMENTS**

- THE PETITIONER MINISTERIO INTERNACIONAL NUEVA VIDA, INC., AGREES AT ITS EXPENSE TO CONNECT APPROXIMATELY 250 FEET OF WILORA LAKE ROAD TO PROVIDE CONNECTIVITY BETWEEN SHARON AMITY ROAD AND ALBEMARLE ROAD CONSTRUCTED TO THE STANDARDS OF CDOT FOR THE CURRENT STREET DESIGNATION.
- ACCORDING TO THE CITY OF CHARLOTTE'S DRIVEWAY REGULATIONS, CDOT HAS THE AUTHORITY TO REGULATE/APPROVE ALL PRIVATE STREET/DRIVEWAY AND PUBLIC STREET CONNECTIONS TO THE RIGHT-OF-WAY OF A STREET UNDER THE REGULATORY JURISDICTION OF THE CITY OF CHARLOTTE. THE ENGINEERING DESIGN AND CONSTRUCTION OF THE PRIVATE DRIVES ARE OWNER AND SHALL BE PERFORMED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF NORTH CAROLINA WHO HAS ROADWAY DESIGN EXPERIENCE.
- ADEQUATE SIGHT TRIANGLES MUST BE PRESERVED AT THE EXISTING/PROPOSED STREET ENTRANCES. TWO 35' x 35' SIGHT TRIANGLES ARE REQUIRED FOR THE ENTRANCES TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCES.
- ALL PROPOSED COMMERCIAL DRIVEWAY CONNECTIONS TO A FUTURE PUBLIC STREET WILL REQUIRE A DRIVEWAY PERMIT TO BE SUBMITTED TO CDOT FOR REVIEW AND APPROVAL.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY STANDARD ITEMS (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.
- BOTH FIRST STREET AND VERNEDALE ROAD WILL REMAIN UNIMPROVED AND WILL SERVE AS A TEMPORARY BUFFER AREA UNTIL SUCH TIME AS CDOT WISHES TO ABANDON THE RIGHTS-OF-WAY.

**SETBACKS, SIDE YARDS, AND REAR YARDS**

- ALL BUILDINGS CONSTRUCTED WITHIN THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR THE INSTITUTIONAL DISTRICT.
- OFF STREET PARKING SPACES AND STORMWATER RETENTION AREAS MAY NOT BE INSTALLED WITHIN SETBACK AREAS.

**BUFFER AREAS**

- BUFFERS ESTABLISHED ON THE TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ZONING ORDINANCE; SUBJECT, HOWEVER, TO THE PROVISIONS OF SECTION 12.304 THEREIN AND TO THE PROVISIONS OF PARAGRAPHS 2, 3, 4, AND 5 BELOW.
- BUFFER AREAS ARE TO REMAIN AS OPEN SPACE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE WALLS, FENCES, GRADING, DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES, PEDESTRIAN PATHWAYS AND BICYCLE PATHWAYS. BUFFER AREAS ON WHICH THERE IS SUFFICIENT VEGETATION TO SATISFY THE BUFFER REQUIREMENTS OF THE ORDINANCE MAY NOT BE GRADED EXCEPT TO ACCOMMODATE THE INSTALLATION OF UTILITY LINES AND FACILITIES. ANY NEWLY CONSTRUCTED UTILITY LINE INSTALLATION MAY ONLY CROSS BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES AND, TO THE EXTENT POSSIBLE, PATHS CLEARED TO SUCH UTILITY LINES SHALL BE REPLANTED WITH PLANT MATERIALS WHICH ARE THE SAME AS OR SIMILAR TO THE TYPES OF MATERIALS THAT ARE IN PLACE WITHIN THE BUFFER AREA INVOLVED.
- IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE WALLS, FENCES, SIGNS, OR THE INSTALLATION OF UTILITY CONSTRUCTION, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY SECTION 12.302 OF THE ORDINANCE.
- OFF-STREET PARKING SPACES AND STORMWATER RETENTION AREAS MAY NOT BE INSTALLED WITHIN BUFFER AREAS.
- BUFFER WIDTHS ARE PROHIBITED FROM BEING REDUCED.

**LANDSCAPED AREAS AND SCREENING**

- SCREENING AND LANDSCAPED AREAS SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.208 AND SECTION 12.303 OF THE ORDINANCE.
- DUMPSTER AND SERVICE AREAS WILL BE SCREENED FROM WILORA LAKE ROAD AND FROM ADJACENT PROPERTIES IN A MANNER WHICH SATISFIES OR EXCEEDS THE REQUIREMENTS OF THE ORDINANCE AND DUMPSTERS MUST BE PROVIDED WITH GATED ENCLOSURES. PETITIONER AGREES TO MAINTAIN EXISTING NATURAL VEGETATION WITHIN THE SETBACK AREAS OFF OF VERNEDALE DRIVE, EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE THE ACCESS POINTS DEPICTED ON THE TECHNICAL DATA SHEET. PROJECT IDENTIFICATION SIGNS WITHIN THE GENERAL AREAS OF SUCH ACCESS POINTS AND UTILITY LINES AND FURTHER AGREE TO INSTALL SUPPLEMENTAL PLANTING TO PROVIDE ADDITIONAL SCREENING WHERE NEEDED. THE PETITIONER, HOWEVER, RESERVE THE RIGHT TO REMOVE VINES, UNDERBUSH AND SMALL UNDERSTORY TREES (LESS THAN TWO INCHES) WITHIN ANY NATURALLY VEGETATED AREA FOR THE PURPOSE OF IMPROVING THE OVERALL APPEARANCE OF THE AREA.

**ACCESS POINTS**

- VEHICULAR ACCESS TO AREA I FROM WILORA LAKE ROAD WILL BE LIMITED TO THE PROPOSED TWO DRIVEWAYS DEPICTED ON THE SITE PLAN AND TECHNICAL DATA SHEET.

**SIGNS**

- A MASTER SIGNAGE AND GRAPHIC SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT AREA I.
- ALL SIGNS PLACED ON THE SITE WILL BE ERIGED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- PERMANENT PROJECT IDENTIFICATION SIGNS AND DIRECTIONAL SIGNS MAY BE LOCATED ALONG WILORA LAKE ROAD AS PERMITTED BY THE ORDINANCE.

**PARKING**

- ALL OFF-STREET PARKING WILL, AT A MINIMUM, SATISFY THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.
- NO PARKING AREAS MAY BE CONSTRUCTED WITHIN BUFFER AREAS, SETBACK AREAS, SIDE YARD OR REAR YARDS, OR EXCEPT TO THE EXTENT DEPICTED ON THE TECHNICAL DATA SHEETS, WITHIN ANY STORMWATER EASEMENTS.
- PARKING AREAS MAY BE CONSTRUCTED ON AREA I WITHIN EACH OF THE BUILDING/PARKING DEVELOPMENT AREAS AND EACH OF THE PARKING AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET.
- ALL NEW PARKING AREAS WILL BE SCREENED AS REQUIRED BY THE ORDINANCE.

**LIGHTING**

- A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT AREA I.
- ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERIGED ALONG WILORA LAKE ROAD) SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINES ONTO ADJACENT PROPERTIES. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT. THE INTENT BEING TO ELIMINATE GLARE TOWARDS WILORA LAKE ROAD AND ADJACENT PROPERTIES.
- THE MAXIMUM HEIGHT OF ANY OUTSIDE LIGHTING FIXTURE, INCLUDING ITS BASE, SHALL NOT EXCEED 20 FEET IN HEIGHT.

**ARCHITECTURAL CONTROLS**

- NO BUILDING CONSTRUCTED ON THE SITE MAY EXCEED 2 STORIES OR 40 FEET IN HEIGHT.

**STORMWATER MANAGEMENT**

- STORMWATER RUNOFF FROM THE SITE WILL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF MECKLENBURG COUNTY.
- STORMWATER RETENTION STRUCTURES SHALL NOT BE PERMITTED IN ANY BUFFER AREA OR IN SETBACK AREA OFF WILORA LAKE ROAD.
- FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS INVOLVING AREA I MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE AREA INVOLVED IN ACCORDANCE WITH CHAPTER 6 OF THE ORDINANCE.

**BINDING EFFECT OF THE REZONING APPLICATION**

IF THE PETITIONER'S REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER SUPPORTIVE DOCUMENTS SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND ITS RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

**DEFINITION OF TERM "PETITIONER"**

THROUGHOUT THIS REZONING PETITION, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR PETITIONERS WHO MAY AT ANY GIVEN POINT IN TIME BE INVOLVED IN THE OWNERSHIP OR DEVELOPMENT OF THIS PROPERTY.

**SITE TABULATION**

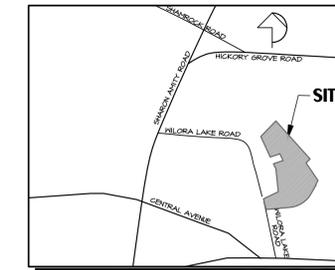
TAX PARCEL #	ACREAGE
103-102-05	0.228 AC
103-102-07	0.412 AC
103-102-08	1.68 AC
103-102-09	2.55 AC
103-102-22	15.486 AC
103-102-26	4.462 AC
103-102-10	0.431 AC
103-102-23	0.313 AC
TOTAL SITE ACREAGE:	26.564 AC

S.U.M. BUFFER AREA: +/- 4.5 AC

**ADJACENT PROPERTIES**

TRACT	PARCEL #	ZONING	OWNER
1	103-102-03	R-3	JOSEPH & ELIZABETH BROWN
2	103-102-04	R-3	BARBARA CHILDRESS
3	103-074-17	R-3	TARA BAXTER
4	103-071-01	R-3	CENTRAL APOST FAITH MISSION OF CHARLOTTE
5	103-102-21	R-3	NSH NGO & MICHAEL DAM
6	103-102-20	R-3	CARLA JORDAN
7	103-102-18	R-3	CYNTHIA GOSS
8	103-102-18	R-3	JULIO HERRANDEZ
9	103-102-11	R-3	LYDIA STROBE HARTSELL
10	103-102-16	R-3	PATTIE & BARRY BEAVER
11	103-102-15	R-3	ODETTE UNIZEYE & MANSONGO TSHUNZA
12	103-102-14	R-3	NEH KISOR
13	103-102-13	R-3	JANET KAY & THEODORE PARKER
14	103-102-24	R-3	STEPHEN HILKERSON II
15	103-102-12	R-3	DANNY HANTLEY
16	103-102-11	R-3	DAVID HANTLEY
17	103-121-10	R-3	HARRY HOOVER & SHEN REYNOLDS
18	103-102-12	R-2MF (C2)	FCSCD PROPERTIES, LLC
19	103-102-11	R-2MF (C2)	ARC WILORA ASSISTED LIVING, LLC
20	103-101-06	R-3	ROY CASE GLESS
21	103-101-07	R-3	ROBERT MORRISON
22	103-101-08	R-3	PEGGY JOAN YANDLE DRIGGERS
23	103-101-04	R-3	BARBARA CHILDRESS
24	103-101-10	R-3	ROBERT & CAROLYN DAVIS
25	103-102-25	R-3	AGILEE ALAINA GREER
26	103-102-06	R-3	SFRH CHARLOTTE RENTALS, LP
27	103-091-51	R-3	LAURICE HADDAD - LIVING TRUST
28	103-091-50	R-3	MARCO RODRIGUEZ & ENRIQUETA DIASIEZ
29	103-091-44	R-3	CARLOS LEON & MARLENE HERRERA
30	103-091-48	R-3	OSCAR & ANA MOLINA
31	103-091-41	R-3	CANDIDA GOMEZ
32	103-091-02	R-3	ELEUTERIO & CLAUDIA CABRERA

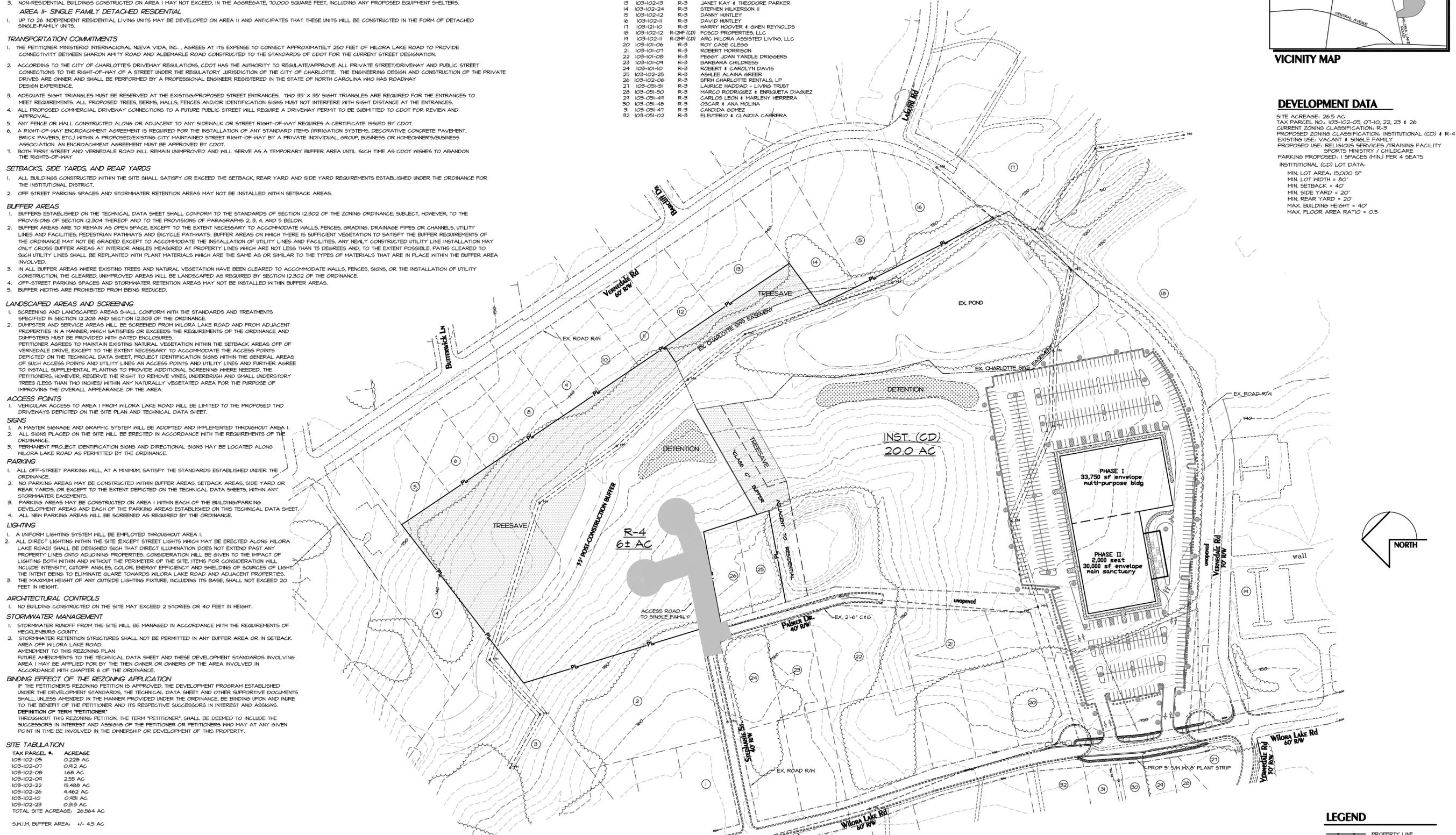
**'TECHNICAL DATA SHEET'  
REZONING PETITION # 2016-**



**VICINITY MAP**

**DEVELOPMENT DATA**

SITE ACREAGE: 26.5 AC  
 TAX PARCEL NO.: 103-102-05, 07-10, 22, 23 & 26  
 CURRENT ZONING CLASSIFICATION: R-3  
 PROPOSED ZONING CLASSIFICATION: INSTITUTIONAL (CD) & R-4  
 EXISTING USE: VACANT & SINGLE FAMILY  
 PROPOSED USE: RELIGIOUS SERVICES / TRAINING FACILITY  
 SPORTS MINISTRY / CHILD CARE  
 PARKING PROPOSED: 1 SPACES (MIN) PER 4 SEATS  
 INSTITUTIONAL (CD) LOT DATA:  
 MIN. LOT AREA: 15,000 SF  
 MIN. LOT WIDTH = 60'  
 MIN. SETBACK = 40'  
 MIN. SIDE YARD = 20'  
 MIN. REAR YARD = 20'  
 MAX. BUILDING HEIGHT = 40'  
 MAX. FLOOR AREA RATIO = 0.5



**LEGEND**

---	PROPERTY LINE
- - - -	ADJOINING PROPERTY LINE
---	PROP. LOT LINE
---	ROADWAY R/W
-----	EXIST PAVEMENT/CURB
-----	EXIST. TOPOGRAPHY
-----	PROP CURB & GUTTER
-----	EXIST SIDEWALK
-----	PROP SIDEWALK
-----	PROP TREESAVE



**KENNEY DESIGN GROUP, PA**  
 1216 PARSONS TRAIL  
 DENVER, NORTH CAROLINA 28037  
 PH: 704/377-6099  
 EMAIL: KENNEY@KENNEYDESIGN.COM

Revisions:

Scale:	Date:	Drawn By:	Designed By:	Job No.:
1"=100'	X/XX/XX	MIK	MIK	0216

**Technical Data Sheet for Rezoning Petition 2016-**  
**Ministerio Internacional Nueva Vida**  
 City of Charlotte, Mecklenburg County, North Carolina  
 ARKS, Inc., 333 E. Six Forks Rd., Ste 200, Raleigh, NC 27609

Sheet No. **1** of **1**

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

RECEIVED  
FEB 19 2016  
BY: *[Signature]* 3:17 pm

Petition #:	<u>2016-062</u>
Date Filed:	<u>2/19/2016</u>
Received By:	<u><i>[Signature]</i></u>

**Complete All Fields (Use additional pages if needed)**

Property Owner: SEE EXHIBIT A ATTACHED

Owner's Address: SEE EXHIBIT A ATTACHED City, State, Zip: SEE EXHIBIT A ATTACHED

Date Property Acquired: SEE EXHIBIT A ATTACHED

Property Address: 7401 & 7413 THE PLAZA, CHARLOTTE NC

Tax Parcel Number(s): 105-091-17 & 105-091-18

Current Land Use: VACANT Size (Acres): 1.23 AC (APPROXIMATE)

Existing Zoning: R-3 Proposed Zoning: 0-1 (CD)

Overlay: SEE EXHIBIT A ATTACHED (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: PLANNING STAFF

Date of meeting: FEB, 11 2016 @ 10: 30

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezoning Only:**

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): \_\_\_\_\_

Purpose/description of Conditional Zoning Plan: \_\_\_\_\_

JAY HENSON

Name of Rezoning Agent

8712 LINDHOLM DRIVE #202A

Agent's Address

HUNTERSVILLE, NC 28078

City, State, Zip

704-875-1615 N/A

Telephone Number Fax Number

JAY@HENSONFOLEY.COM

E-Mail Address

JAY HENSON

(Name Typed / Printed)

BENSON EJINDU *Benson Ejindu*

Name of Petitioner(s)

6049 HEMBY RD

Address of Petitioner(s)

WEDDINGTON, NC 28104

City, State, Zip

704-906-2470 N/A

Telephone Number Fax Number

bieejindu@yahoo.com

E-Mail Address

Benson Ejindu *Benson Ejindu*

(Name Typed / Printed)

**II. Rezoning Application Checklist**

Any Petitioner filing for rezoning is required to discuss the proposal with a Charlotte Mecklenburg Planning Department "CMPD" Rezoning Team member prior to the filing of the petition. Upon submittal of the petition, all required items

EXHIBIT A

REZONING APPLICATION SUPPLEMENTAL INFORMATION  
FILED BY BENSON EJINDU

PROPERTY OWNERSHIP INFORMATION AND LAND ACQUISITION DATEDS

Tax Parcel Number 105-091-17

Uwadiogbu Ejindu  
6049 Hemby Rd  
Weddington, NC 28104

Property Address: 7401 The Plaza, Charlotte, NC  
Date Property Acquired: August 01, 2014

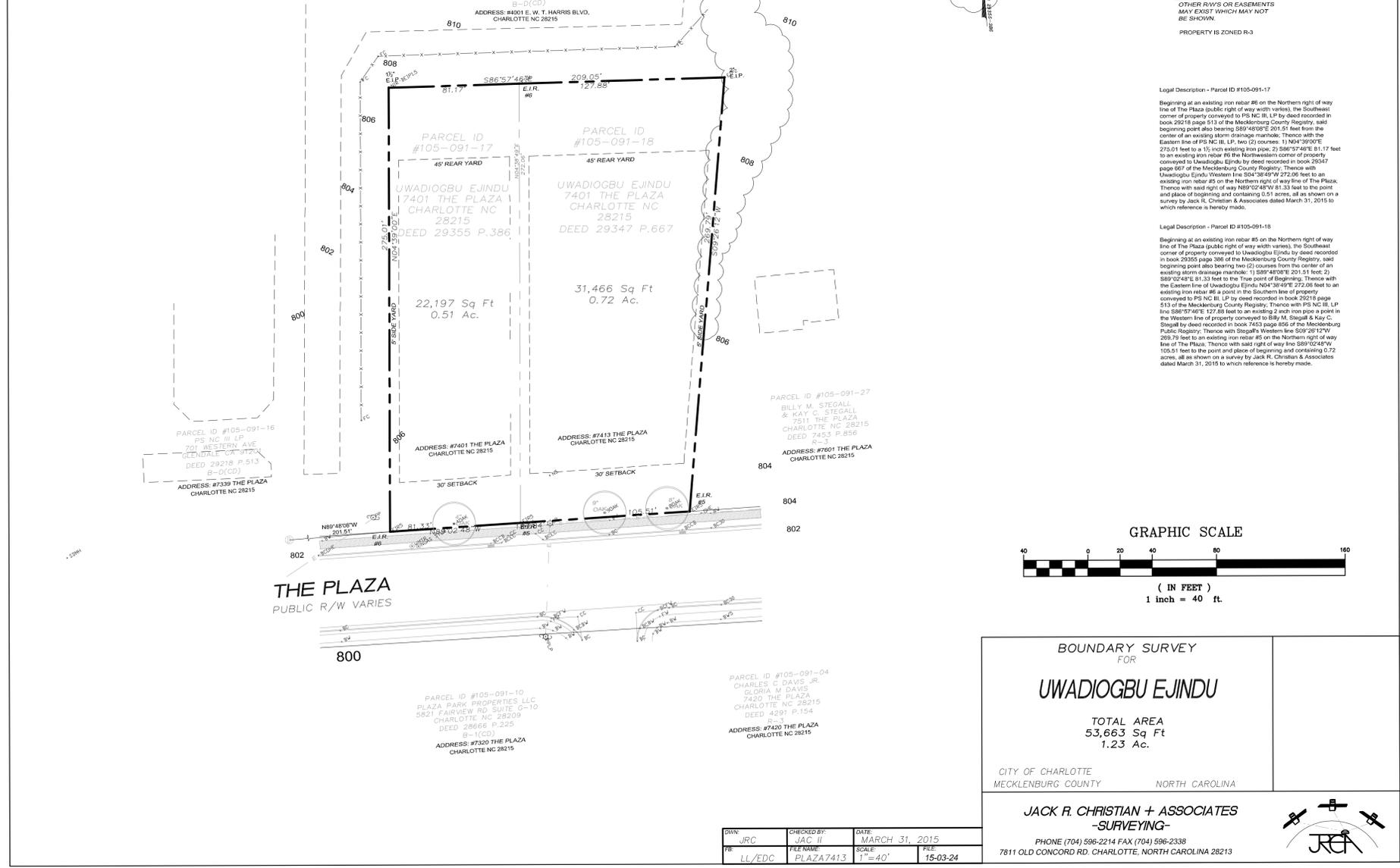
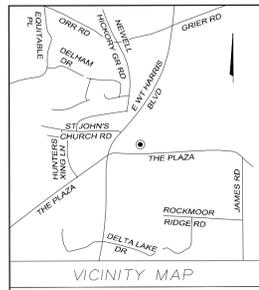
Tax Parcel Number 105-091-18

Uwadiogbu Ejindu  
6049 Hemby Rd  
Weddington, NC 28104

Property Address: 7413 The Plaza, Charlotte, NC  
Date Property Acquired: July 30, 2014

PROPERTY OVERLAY DISTRICTS

Post Construction District: Yadkin Southeast Catawba  
Stream Watershed: Reedy Watershed

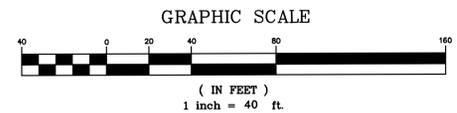


SYMBOL LEGEND	
⊕	POWER POLE (P.P.)
⊕	DRAINAGE MAN HOLE
—E—E—	ELECTRIC LINE
☆	LIGHT POLE (L.P.)
⊕	WATER METER
○	GAS STUB
—E.I.P.—	E.I.P. EXISTING IRON PIPE
—E.I.R.—	E.I.R. EXISTING IRON REBAR
—C—	CURB INLET
—F—	FENCE

NOTE:  
OTHER RAVNS OR EASEMENTS  
MAY EXIST WHICH MAY NOT  
BE SHOWN.  
PROPERTY IS ZONED R-3

Legal Description - Parcel ID #105-091-17  
Beginning at an existing iron rebar #6 on the Northern right of way line of The Plaza (public right of way with varies); the Southeast corner of property conveyed to PS NC III, LP by deed recorded in book 29218 page 513 of the Mecklenburg County Registry, said beginning point also bearing S89°48'00"E 201.51 feet from the center of an existing storm drainage manhole; Thence with the Eastern line of PS NC III, LP, two (2) courses; 1) N04°39'00"E 273.51 feet to a 15 inch existing iron pipe; 2) S89°57'48"E 81.17 feet to an existing iron rebar #6 the Northwestern corner of property conveyed to Uwadiogbu Ejindu by deed recorded in book 29347 page 667 of the Mecklenburg County Registry; Thence with Uwadiogbu Ejindu Western line S04°38'49"W 272.06 feet to an existing iron rebar #5 on the Northern right of way line of The Plaza; Thence with said right of way N89°02'48"W 81.33 feet to the point and place of beginning and containing 0.51 acres, all as shown on a survey by Jack R. Christian & Associates dated March 31, 2015 to which reference is hereby made.

Legal Description - Parcel ID #105-091-18  
Beginning at an existing iron rebar #5 on the Northern right of way line of The Plaza (public right of way with varies); the Southeast corner of property conveyed to Uwadiogbu Ejindu by deed recorded in book 29355 page 386 of the Mecklenburg County Registry, said beginning point also bearing two (2) courses from the center of an existing storm drainage manhole: 1) S89°48'00"E 201.51 feet; 2) S89°02'48"E 81.33 feet to the True point of Beginning; Thence with the Eastern line of Uwadiogbu Ejindu N04°38'49"E 272.06 feet to an existing iron rebar #6 a point in the Southern line of property conveyed to PS NC III, LP by deed recorded in book 29218 page 513 of the Mecklenburg County Registry; Thence with PS NC III, LP line S88°57'48"E 127.88 feet to an existing 2 inch iron pipe a point in the Western line of property conveyed to Billy M. Stegall & Kay C. Stegall by deed recorded in book 7453 page 856 of the Mecklenburg County Registry; Thence with Stegall's Western line S09°20'12"W 269.79 feet to an existing iron rebar #5 on the Northern right of way line of The Plaza; Thence with said right of way line S89°02'48"W 105.51 feet to the point and place of beginning and containing 0.72 acres, all as shown on a survey by Jack R. Christian & Associates dated March 31, 2015 to which reference is hereby made.



**BOUNDARY SURVEY**  
FOR  
**UWADIOGBU EJINDU**

TOTAL AREA  
53,663 Sq Ft  
1.23 Ac.

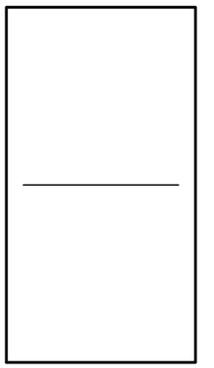
CITY OF CHARLOTTE  
MECKLENBURG COUNTY NORTH CAROLINA

**JACK R. CHRISTIAN + ASSOCIATES**  
-SURVEYING-

PHONE (704) 596-2214 FAX (704) 596-2338  
7811 OLD CONCORD RD. CHARLOTTE, NORTH CAROLINA 28213

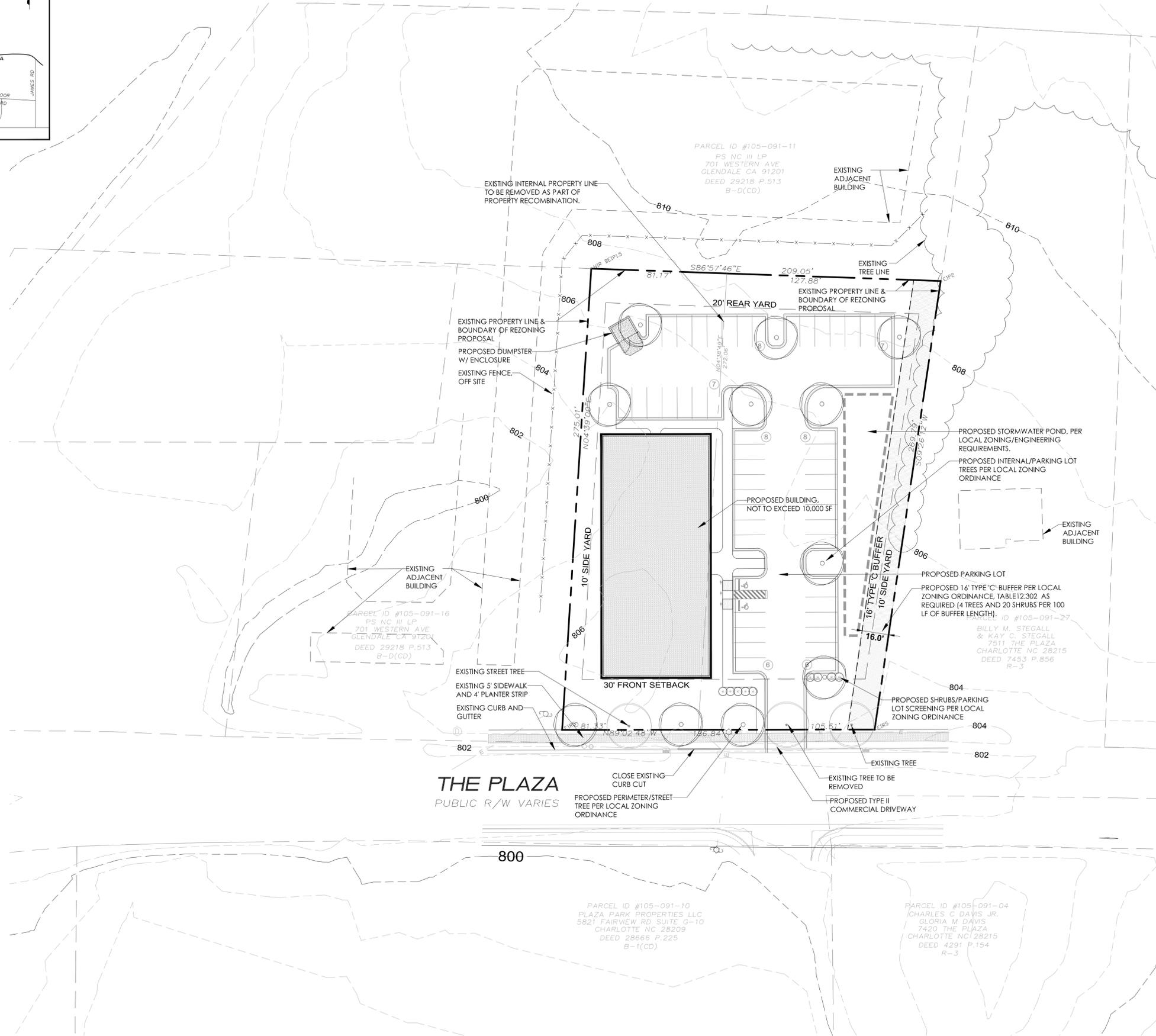
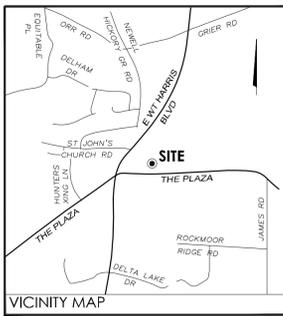
DWN.	CHECKED BY:	DATE:
JRC	JAC II	MARCH 31, 2015
FE	FILE NAME:	SCALE:
LL/EDC	PLAZA7413	1"=40'
		15-03-24

**HensonFoley**  
Landscapes Architecture | Civil Engineering  
16740 Birkdale Commons Parkway Suite 200, Huntersville, NC 28078  
P: 704.875.1615 | F: 704.875.0959 | www.hensonfoley.com  
NC ENGINEER BOARD LICENSE # 65781  
NC LANDSCAPE ARCHITECTURE BOARD LICENSE # C-399



**THE PLAZA**  
OFFICE BUILDING PARCEL  
7401 THE PLAZA, CHARLOTTE, NC  
PARCEL NUMBER 10509117 & 18

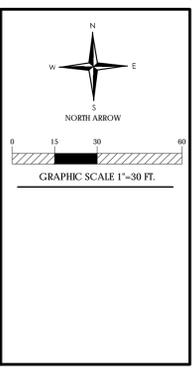
REVISIONS:

SITE DEVELOPMENT DATA	
SITE ACREAGE:	1.23 AC (APPROXIMATE)
SITE TAX PARCEL:	105-091-17 & 105-091-18 7401 & 7413 THE PLAZA, CHARLOTTE, NC
EXISTING ZONING:	R-3
PROPOSED ZONING:	O-1 (CD)
EXISTING USE:	VACANT
PROPOSED USE:	OFFICE BUILDING/MEDICAL OFFICE BUILDING
EXISTING BUILDING SIZE:	N/A
PROPOSED BUILDING SIZE:	10,000 SF (MAX)
BUILDING HEIGHT (MAX):	40'
FLOOR AREA RATIO (MAX):	.60
OPEN SPACES:	PER ORDINANCE
PARKING REQUIRED:	PER ORDINANCE
MEDICAL OFFICE:	1 SPC PER 200 SF
OFFICE:	1 SPC PER 300 SF
PARKING PROPOSED:	50 SPC. (1 PER 200 SF)
BICYCLE PARKING REQUIRED:	2 SPC LONG/SHORT
BICYCLE PARKING PROPOSED:	PER ORDINANCE
MIN. FRONT SETBACK:	30' FRONT MIN. SETBACK
MIN. SIDEYARD:	10' SIDEYARD
MIN. REARYARD:	20' REARYARD
CONTACT:	HENSONFOLEY (JAY HENSON) 704-875-1615

- GENERAL/CONDITIONAL REZONING NOTES**
- GENERAL PROVISIONS:**
- THE PURPOSE OF THE REZONING IS TO ALLOW FOR THE USE OF OFFICE/MEDICAL OFFICE BUILDING SERVICES AND ALL USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE O-1 ZONING DISTRICT.
  - THE REZONING PLAN MAY HAVE MINOR CHANGES AS ALLOWED PER SECTION 6.207 OF THE ZONING ORDINANCE.
- PERMITTED USE:**
- THE INTENDED USE FOR THE PROPOSED LOTS IS FOR OFFICE/MEDICAL OFFICE BUILDING SERVICES.
  - THE PROPOSED LOTS/LOTS ALLOWS ALL USES PERMITTED BY RIGHT AND WITH PRESCRIBED CONDITIONS IN THE O-1 ZONING DISTRICT EXCEPT THAT A MAXIMUM OF 10,000 SF OF OFFICE/PROFESSIONAL SERVICES WILL BE ALLOWED.
- TRANSPORTATION:**
- SITE ACCESS FROM THE PLAZA RD SHALL NOT UTILIZE THE EXISTING DRIVEWAY LOCATION, BUT RATHER PROVIDE A NEW DRIVEWAY LOCATION AS OUTLINED BY THE REZONING PLAN.
- ARCHITECTURAL STANDARDS:**
- SEE ATTACHED ARCHITECTURAL BUILDING ELEVATIONS
  - PROMINENT PEDESTRIAN ENTRANCE
- STREETSCAPES AND LANDSCAPES:**
- THE EXISTING 4' PLANTER STRIP AND 5' SIDEWALK ALONG PLAZA RD SHALL REMAIN. PERIMETER STREET TREES SHALL BE INSTALLED ALONG PLAZA RD, AS SHOWN ON THE REZONING PLAN.
  - TREE PLANTING WITHIN THE PROPOSED PARKING LOT SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT ZONING CODE REQUIREMENTS
- LIGHTING:**
- ALL OUTDOOR LIGHTING SHALL UTILIZE DOWNWARD SHIELDED LIGHTING FIXTURES AND PARKING LOT LIGHTING WILL BE LIMITED TO 35 FEET IN HEIGHT.
- TRASH SERVICE:**
- TRASH SERVICE WILL BE PROVIDED IN A DUMPSTER AS SHOWN ON THE REZONING PLAN.
- ENVIRONMENTAL FEATURES:**
- 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.
  - WATER QUALITY AND DETENTION BMPs WILL BE AESTHETICALLY APPEALING THROUGH THE USE OF GRASS, LANDSCAPING, WATER FEATURES, RAIN GARDENS, OR OTHER SIMILAR FEATURES.

**HensonFoley**  
 Landscape Architecture | Civil Engineering  
 16740 Birkdale Commons Parkway Suite 200, Huntersville, NC 28078  
 P: 704.875.1615 | www.hensonfoley.com  
 NC ENGINEERING BOARD LICENSE #: C-3781  
 NC LANDSCAPE ARCHITECTURE BOARD LICENSE #: C-399



**THE PLAZA**  
OFFICE BUILDING PARCEL  
7401 THE PLAZA, CHARLOTTE, NC  
PARCEL NUMBER 10509117 & 18

**REZONING PLAN**

**REVISIONS:**




**STREET ELEVATION**  
 1/8" = 1' - 0"

**PLAZA MEDICAL  
 OFFICE BUILDING**  
 7401 THE PLAZA  
 CHARLOTTE, NC

PROJECT NUMBER:  
 ISSUE DATE:  
 2-17-16

REVISIONS	
No.	DATE

**A-302**

**Adams Group**  
 ARCHITECTS

11111 Carmel Commons Blvd. STE 160, Charlotte, N.C. 28226  
 704/341-0303 Fax 704/341-0652

THIS DRAWING IS THE PROPERTY OF ADAMS GROUP ARCHITECTS AND IS NOT TO BE REPRODUCED OR COPIED IN  
 WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION.



- METAL SS ROOFING
- ROOF VENT COMT. TYP.
- HARDIE BOARD TRIM
- HARDIE BOARD ACCENT SOING
- METAL SS ROOFING TRIM
- 5" PREFORMED GUTTER AND D.S.
- HARDIE BOARD 8" FREEZE BOARD TRIM
- 4" HARDIE CORNER BOARDS
- WINDOW SYSTEM
- HARDIE BOARD & BATTEN SOING
- STONE BASE AND CAP

DECORATIVE LIGHT

14" HARDIE 80" TAPERED COL. AT ENTRY PORCH

**FRONT ELEVATION**  
1/8" = 1' - 0"



**REAR ELEVATION**  
1/8" = 1' - 0"

**PLAZA MEDICAL  
OFFICE BUILDING**  
7401 THE PLAZA  
CHARLOTTE, NC

PROJECT NUMBER:

ISSUE DATE:  
2-17-16

REVISIONS

No.	DATE
No.	DATE

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

RECEIVED  
FEB 19 2016  
BY: *Russell W. Fergusson*  
3:42 pm

Petition #:	<u>2016-063</u>
Date Filed:	<u>2/19/2016</u>
Received By:	<u>RF</u>

**Complete All Fields (Use additional pages if needed)**

Property Owner: Imprint Properties, LLC

Owner's Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Date Property Acquired: \_\_\_\_\_

Property Address: 3629 and 3701 N. Davidson St., Charlotte NC 28205

Tax Parcel Number(s): #09106702 and 09106710

Current Land Use: Manufacturing/Warehouse Size (Acres): 1.18

Existing Zoning: I-2 Proposed Zoning: MUDD-O

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Monica Holmes, Cathy Cornette and Amanda Vari  
Date of meeting: Thursday, February 4

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezoning Only:**

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: Rezoning of two adjacent parcels to allow for the adaptive reuse of the existing buildings and a change of use to a mixed use multi-tenant commercial shopping, restaurant and services location. Optional conditions required to utilize the existing buildings with the unique constraints of the subject parcels.

Russell W. Fergusson  
Name of Rezoning Agent

P.O. Box 5645  
Agent's Address

Charlotte, NC 28299  
City, State, Zip

(704) 234-7488 (704) 612-0271  
Telephone Number Fax Number

rwf@russellwfergusson.com  
E-Mail Address

*Russell W. Fergusson*  
Signature of Property Owner

Panchali Sau, Manager of Imprint Properties, LLC  
(Name Typed / Printed)

Imprint Properties, LLC  
Name of Petitioner(s)

\_\_\_\_\_  
Address of Petitioner(s)

\_\_\_\_\_  
City, State, Zip

(704) 234-7488 \_\_\_\_\_  
Telephone Number Fax Number

rwf@russellwfergusson.com  
E-Mail Address

*Panchali Sau*  
Signature of Petitioner

Panchali Sau, Manager of Imprint Properties, LLC  
(Name Typed / Printed)

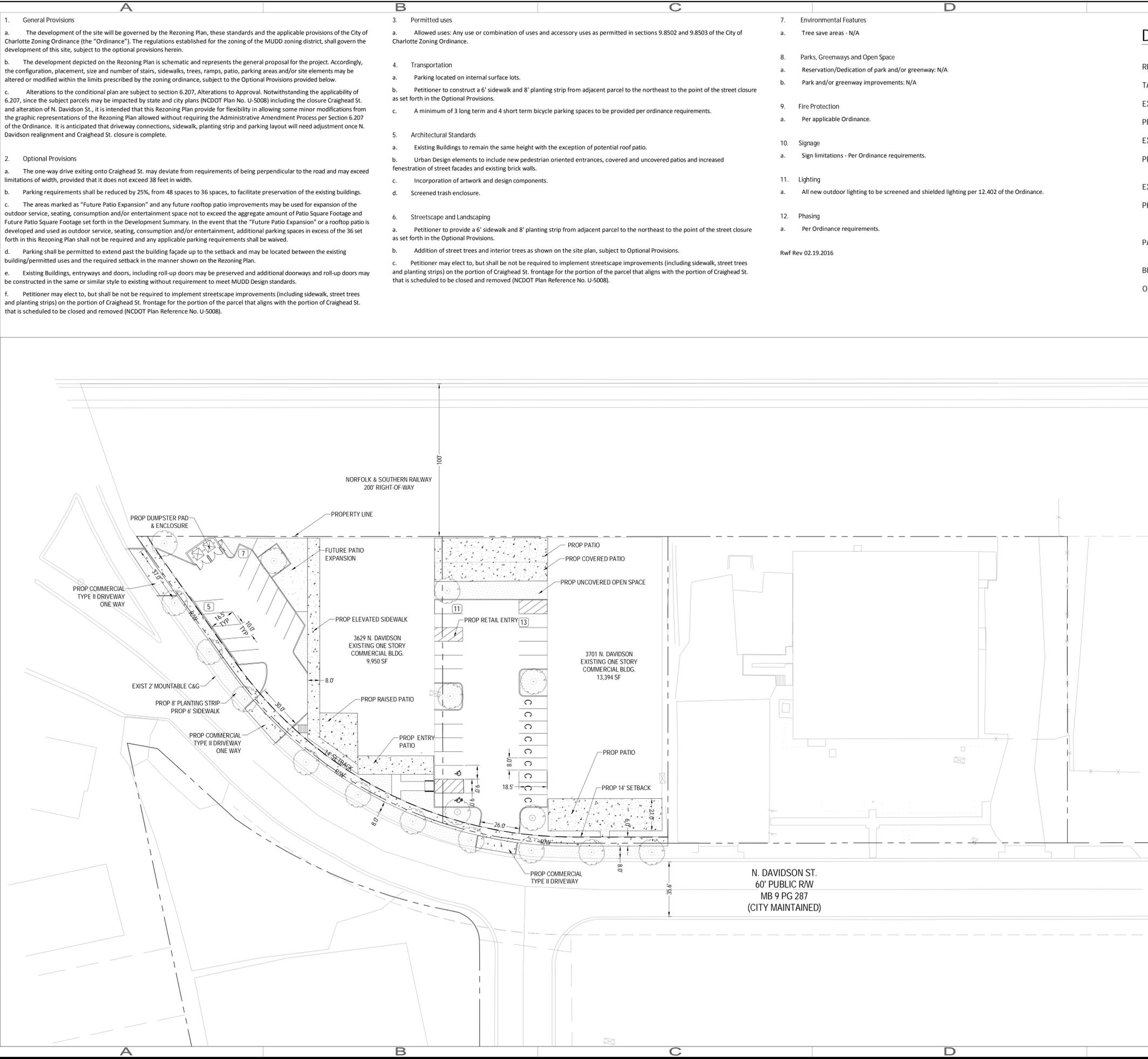
February 19, 2016 - 1:02pm By: Ba

2

3

4

C:\Users\Ba\Documents\PROJECTS\101929\_Cohalt\2016\DWG\K\Site.dwg



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BANKS ENGINEERING, PLLC, SHALL BE WITHOUT LIABILITY TO BANKS ENGINEERING, PLLC.

1. General Provisions
  - a. The development of the site will be governed by the Rezoning Plan, these standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The regulations established for the zoning of the MUDD zoning district, shall govern the development of this site, subject to the optional provisions herein.
  - b. The development depicted on the Rezoning Plan is schematic and represents the general proposal for the project. Accordingly, the configuration, placement, size and number of stairs, sidewalks, trees, ramps, patio, parking areas and/or site elements may be altered or modified within the limits prescribed by the zoning ordinance, subject to the Optional Provisions provided below.
  - c. Alterations to the conditional plan are subject to section 6.207, Alterations to Approval. Notwithstanding the applicability of 6.207, since the subject parcels may be impacted by state and city plans (NCDOT Plan No. U-5008) including the closure Craighead St. and alteration of N. Davidson St., it is intended that this Rezoning Plan provide for flexibility in allowing some minor modifications from the graphic representations of the Rezoning Plan allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. It is anticipated that driveway connections, sidewalk, planting strip and parking layout will need adjustment once N. Davidson realignment and Craighead St. closure is complete.
2. Optional Provisions
  - a. The one-way drive exiting onto Craighead St. may deviate from requirements of being perpendicular to the road and may exceed limitations of width, provided that it does not exceed 38 feet in width.
  - b. Parking requirements shall be reduced by 25%, from 48 spaces to 36 spaces, to facilitate preservation of the existing buildings.
  - c. The areas marked as "Future Patio Expansion" and any future rooftop patio improvements may be used for expansion of the outdoor service, seating, consumption and/or entertainment space not to exceed the aggregate amount of Patio Square Footage and Future Patio Square Footage set forth in the Development Summary. In the event that the "Future Patio Expansion" or a rooftop patio is developed and used as outdoor service, seating, consumption and/or entertainment, additional parking spaces in excess of the 36 set forth in this Rezoning Plan shall not be required and any applicable parking requirements shall be waived.
  - d. Parking shall be permitted to extend past the building façade up to the setback and may be located between the existing building/permitted uses and the required setback in the manner shown on the Rezoning Plan.
  - e. Existing Buildings, entryways and doors, including roll-up doors may be preserved and additional doorways and roll-up doors may be constructed in the same or similar style to existing without requirement to meet MUDD Design standards.
  - f. Petitioner may elect to, but shall not be required to implement streetscape improvements (including sidewalk, street trees and planting strips) on the portion of Craighead St. frontage for the portion of the parcel that aligns with the portion of Craighead St. that is scheduled to be closed and removed (NCDOT Plan Reference No. U-5008).

3. Permitted uses
  - a. Allowed uses: Any use or combination of uses and accessory uses as permitted in sections 9.8502 and 9.8503 of the City of Charlotte Zoning Ordinance.
4. Transportation
  - a. Parking located on internal surface lots.
  - b. Petitioner to construct a 6' sidewalk and 8' planting strip from adjacent parcel to the northeast to the point of the street closure as set forth in the Optional Provisions.
  - c. A minimum of 3 long term and 4 short term bicycle parking spaces to be provided per ordinance requirements.
5. Architectural Standards
  - a. Existing Buildings to remain the same height with the exception of potential roof patio.
  - b. Urban Design elements to include new pedestrian oriented entrances, covered and uncovered patios and increased fenestration of street facades and existing brick walls.
  - c. Incorporation of artwork and design components.
  - d. Screened trash enclosure.
6. Streetscape and Landscaping
  - a. Petitioner to provide a 6' sidewalk and 8' planting strip from adjacent parcel to the northeast to the point of the street closure as set forth in the Optional Provisions.
  - b. Addition of street trees and interior trees as shown on the site plan, subject to Optional Provisions.
  - c. Petitioner may elect to, but shall not be required to implement streetscape improvements (including sidewalk, street trees and planting strips) on the portion of Craighead St. frontage for the portion of the parcel that aligns with the portion of Craighead St. that is scheduled to be closed and removed (NCDOT Plan Reference No. U-5008).

7. Environmental Features
    - a. Tree save areas - N/A
  8. Parks, Greenways and Open Space
    - a. Reservation/Dedication of park and/or greenway: N/A
    - b. Park and/or greenway improvements: N/A
  9. Fire Protection
    - a. Per applicable Ordinance.
  10. Signage
    - a. Sign limitations - Per Ordinance requirements.
  11. Lighting
    - a. All new outdoor lighting to be screened and shielded lighting per 12.402 of the Ordinance.
  12. Phasing
    - a. Per Ordinance requirements.
- Rwf Rev 02.19.2016

### DEVELOPMENT SUMMARY

REZONING SITE AREA:	0.51+0.67 = 1.18 ACRES
TAX PARCEL ID:	091-06-702 & 091-06-710
EXISTING ZONING:	I-2
PROPOSED ZONING:	MUDD-O
EXISTING USES:	MANUFACTURING / WAREHOUSE
PROPOSED USES:	PER ORDINANCE REQUIREMENTS AS OUTLINED IN SECTIONS 9.8502 AND 9.8503
EXISTING BUILDING SF:	9950 SF + 13,394 SF = 23,344 SF
PROPOSED SF:	PER ORDINANCE REQUIREMENTS PATIO SF: 4,896 SF FUTURE PATIO EXPANSION SF: 5,200 SF
PARKING:	PER ORDINANCE REQUIREMENTS & OPTIONAL PROVISIONS NOTED.
BUILDING HEIGHT:	PER ORDINANCE REQUIREMENTS
OPEN SPACE:	N/A - BUILDING AREA < 50,000 SF



CLIENT:  
IMPRINT PROPERTIES  
P.O. BOX 11057  
CHARLOTTE, NC 28220

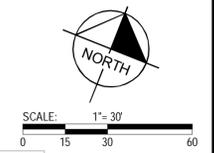
PROJECT:  
3629 & 3701 N. DAVIDSON  
DAVIDSON  
3629 & 3701 N. DAVIDSON  
CHARLOTTE, NC 28205

SHEET:  
TECHNICAL DATA  
SHEET  
PETITION 2016-xxx

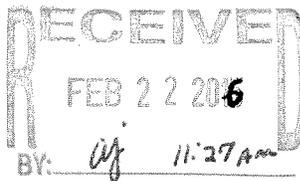
REV	DATE	DESCRIPTION

DESIGNED: JDB  
DRAWN:  
CHECKED:  
PROJECT: 01029001  
DATE: 02.19.16

# RZ1-0



**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



2016-064  
Petition #: \_\_\_\_\_  
Date Filed: 2/22/16  
Received By: [signature]

**Complete All Fields (Use additional pages if needed)**

Property Owner: See Exhibit A attached hereto

Owner's Address: See Exhibit A attached hereto City, State, Zip: See Exhibit A

Date Property Acquired: See Exhibit A attached hereto

Property Address: 5803 and 6603 Ballantyne Commons Parkway and Ballantyne Commons Parkway

Tax Parcel Number(s): 229-144-01, 229-144-02 and 229-151-09

Current Land Use: Vacant residential/Middle School Size (Acres): +/- 48.25 acres

Existing Zoning: R-3 Proposed Zoning: MUDD-O

Overlay: N/A (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: John Kinley, Bridget Dixon and others

Date of meeting: November 24, 2015 and January 19, 2016

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezoning Only:**

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): 5

Purpose/description of Conditional Zoning Plan: To accommodate the continuing operation of a public school on the site, and the development and operation of a state of the art athletics and sports training facility on the site, as well incidental and accessory uses relating thereto.

John Carmichael/Ty Shaffer (Robinson Bradshaw)  
Name of Rezoning Agent

101 N. Tryon Street, Suite 1900  
Agent's Address

Charlotte, NC 28246  
City, State, Zip

704-377-8341/704-377-8142  
Telephone Number Fax Number

jcarmichael@rbh.com/tshaffer@rbh.com  
E-Mail Address

See Attached Joinder Agreements  
Signature of Property Owner

\_\_\_\_\_  
(Name Typed / Printed)

United States Performance Center, LLC  
Name of Petitioner(s)

(c/o David Koerner) 9209 Baybrook Lane  
Address of Petitioner(s)

Charlotte, North Carolina 28277  
City, State, Zip

704-544-9544  
Telephone Number Fax Number

david@usperformancecenter.com  
E-Mail Address

See Attached Signature Page  
Signature of Petitioner

\_\_\_\_\_  
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by United States Performance Center, LLC

Tax Parcel Numbers, Property Owner Information and Acquisition Dates

**Tax Parcel No. 229-144-01**

Irwin Belk, II  
9209 Baybrook Lane  
Charlotte, NC 28277

Date Property Acquired: JANUARY 29, 2016

**Tax Parcel No. 229-144-02**

Charlotte-Mecklenburg Board of Education  
P.O. Box 30035  
Charlotte, North Carolina 28230

Date Property Acquired: May 4, 1999

**Tax Parcel No. 229-151-09**

Charlotte-Mecklenburg Board of Education  
P.O. Box 30035  
Charlotte, North Carolina 28230

Date Property Acquired: May 4, 1999

Signature of United States Performance Center, LLC

**UNITED STATES PERFORMANCE CENTER, LLC**

By: David Koerner

Name: DAVID KOERNER

Title: MANAGER

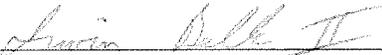
Date: February 22, 2016

**REZONING APPLICATION FILED BY UNITED STATES PERFORMANCE  
CENTER, LLC**

**JOINDER AGREEMENT**

The undersigned, as the owner of a parcel of land subject to the attached Rezoning Application filed by United States Performance Center, LLC designated as Tax Parcel No. 229-144-01 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the MUDD-O zoning district.

This 12 day of February, 2016.

  
\_\_\_\_\_  
Irwin Belk, II

**REZONING APPLICATION FILED BY UNITED STATES PERFORMANCE  
CENTER, LLC**

**JOINDER AGREEMENT**

The undersigned, as the owner of parcels of land subject to the attached Rezoning Application filed by United States Performance Center, LLC designated as Tax Parcel Nos. 229-144-02 and 229-151-09 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the Site to the MUDD-O zoning district.

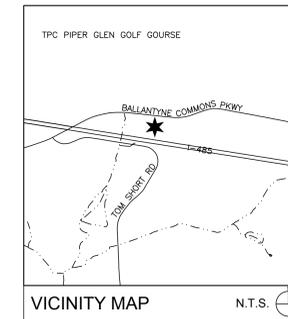
This 2<sup>nd</sup> day of February, 2016.

**CHARLOTTE-MECKLENBURG  
BOARD OF EDUCATION**

By: Peggy H. Hey

Name: Peggy H. Hey

Title: Executive Director of  
Facility Planning and Management



SURVEY DISCLAIMER  
 BACKGROUND INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS DATA

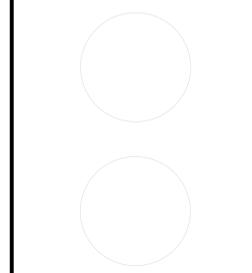
**SHEET LISTING**

SHEET NO.	SHEET TITLE
RZ-1.0	EXISTING CONDITIONS PLAN
RZ-2.0	REZONING PLAN
RZ-3.0	TECHNICAL DATA NOTES
RZ-4.0	EXHIBITS



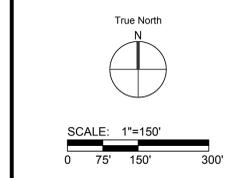
REVISIONS		
NO.	DATE	DESCRIPTION

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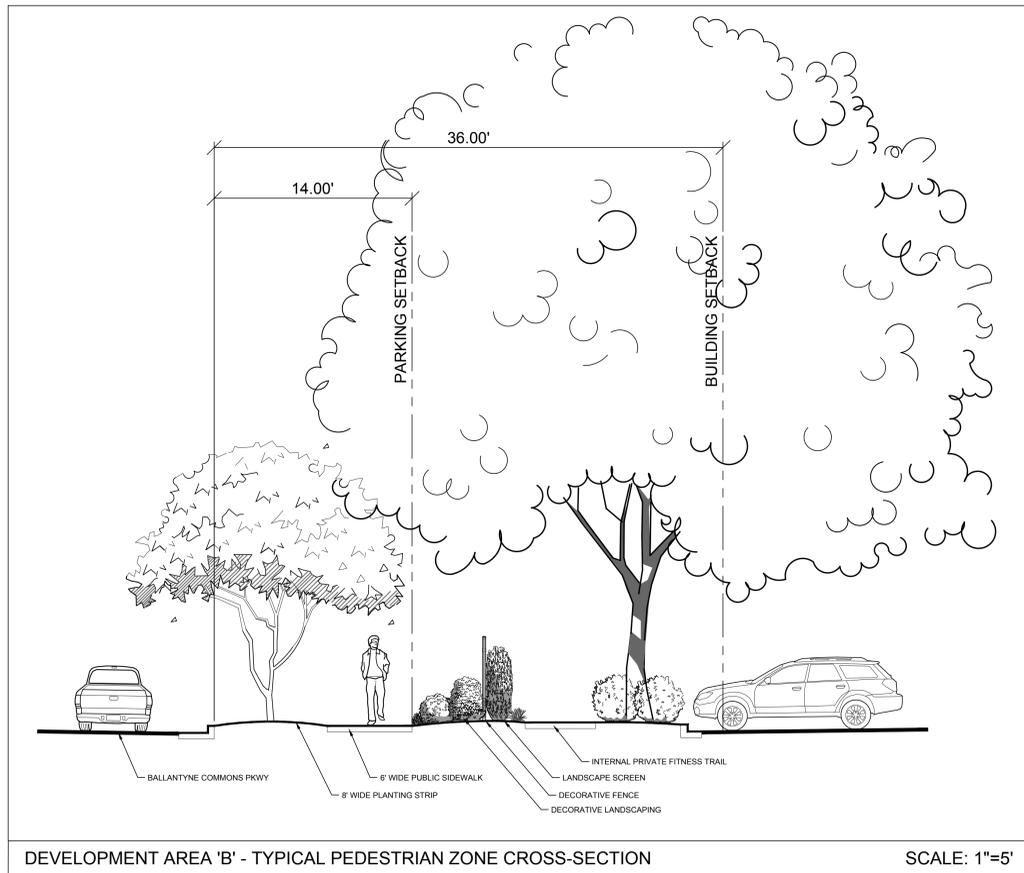
**USPC Charlotte Athletic Park**  
 5925 Ballantyne Commons Pkwy  
 Charlotte, NC 28277

Rezoning Petition#:  
 2016-XX



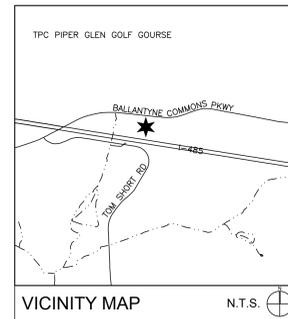
DATE: 02/22/16	MPIC: WLL
DRAWN BY: ESB/JD	CHECKED BY: WLL/JD
PROJECT NUMBER: 00232.00	
SCALE: 1"=150'	
TITLE: EXISTING CONDITIONS PLAN	

SHEET NO:  
**RZ-1.0**



DEVELOPMENT AREA 'B' - TYPICAL PEDESTRIAN ZONE CROSS-SECTION

SCALE: 1"=5'



SURVEY DISCLAIMER  
BACKGROUND INFORMATION PROVIDED BY MECKLENBURG COUNTY GIS DATA

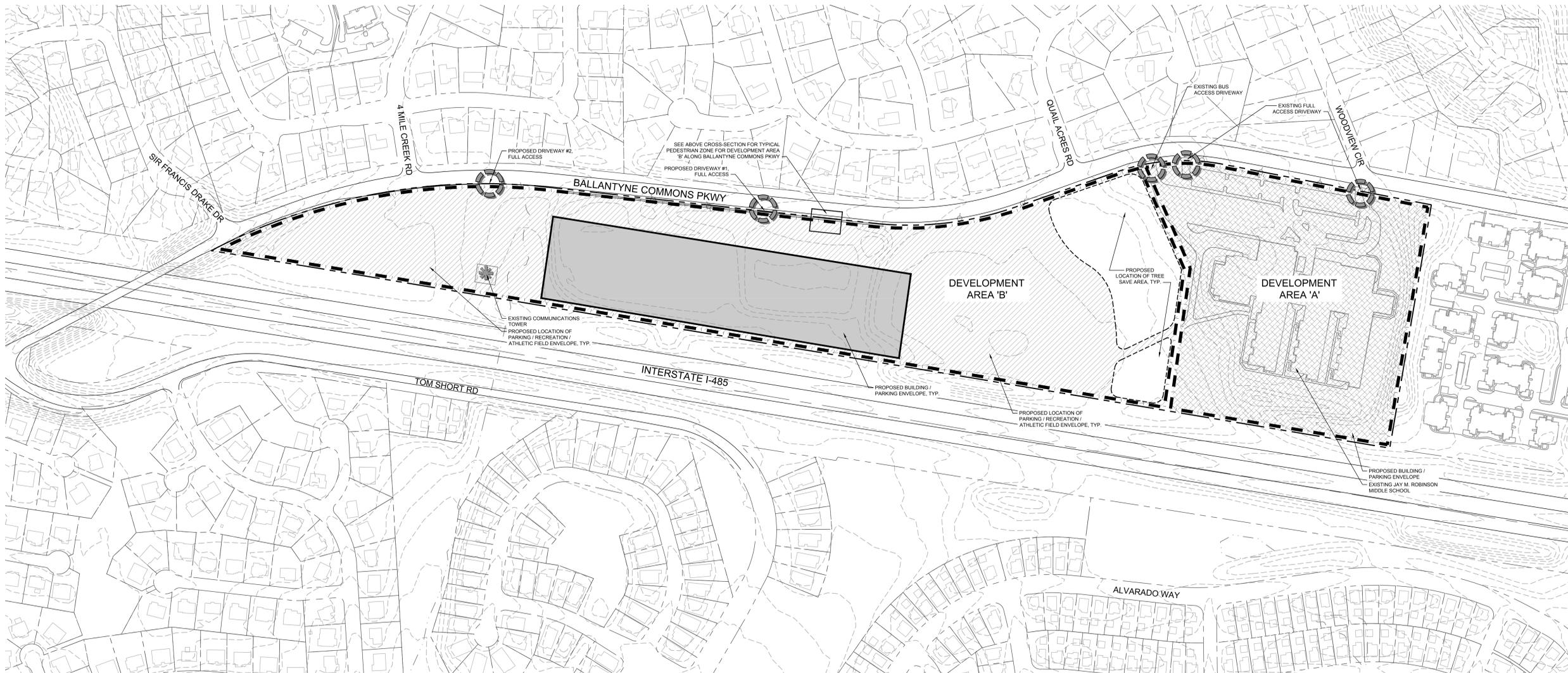
LEGEND

- SYMBOL
- EXISTING PROPERTY LINE
  - - - - PROPOSED DEVELOPMENT AREAS
  - ▨ PROPOSED PARKING / RECREATION / ATHLETIC FIELD ENVELOPE
  - ▩ PROPOSED BUILDING / PARKING ENVELOPE (DEVELOPMENT AREA 'A')
  - ▧ PROPOSED BUILDING / PARKING ENVELOPE (DEVELOPMENT AREA 'B')
  - - - - PROPOSED TREE SAVE AREA

SITE DATA:

TAX PARCELS: 22815109 22914402 22914401 SITE ACREAGE: +/- 47.52 AC

EXISTING ZONING: R-3  
EXISTING USES: CMS MIDDLE SCHOOL, ATHLETIC FACILITY, VACANT  
PROPOSED ZONING: MUDD-O  
PROPOSED BUILDING SETBACKS: FRONT: 20' FROM R.O.W. REAR: 10' SIDE: NONE  
PROPOSED PARKING SETBACKS: FRONT: 14' FROM B.O.C. REAR: NONE SIDE: NONE  
\*FOR PROPOSED DEVELOPMENT DATA, SEE SHEET RZ-3.



U.S. Performance Center  
9209 Baybrook Ln  
Charlotte, NC 28277



Charlotte-Mecklenburg Schools  
600 E. Fourth Street  
Fifth Floor  
Charlotte, NC 28202

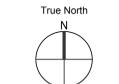
REVISIONS		
NO.	DATE	DESCRIPTION

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USPC Charlotte Athletic Park  
5925 Ballantyne Commons Pkwy  
Charlotte, NC 28277

Rezoning Petition#: 2016-XX

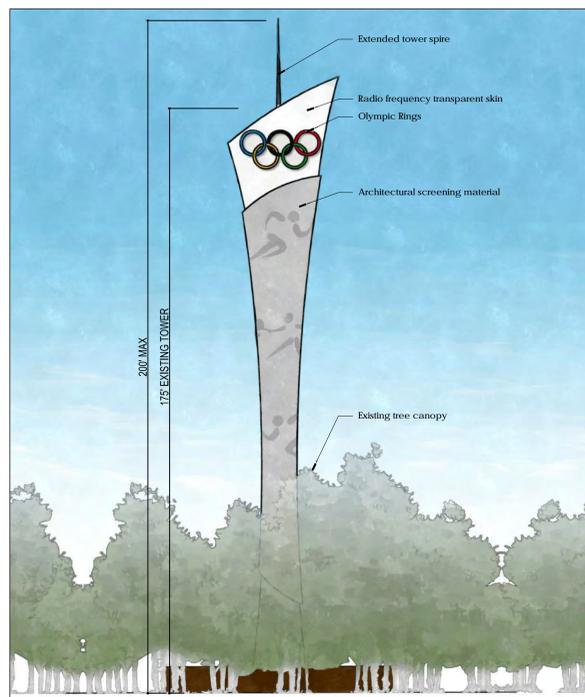


SCALE: 1"=150'  
0 75 150 300'

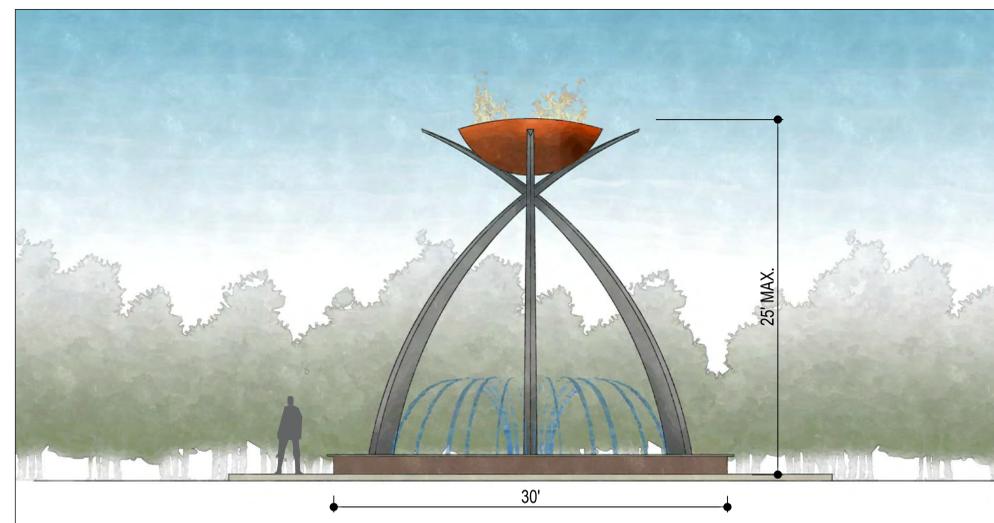
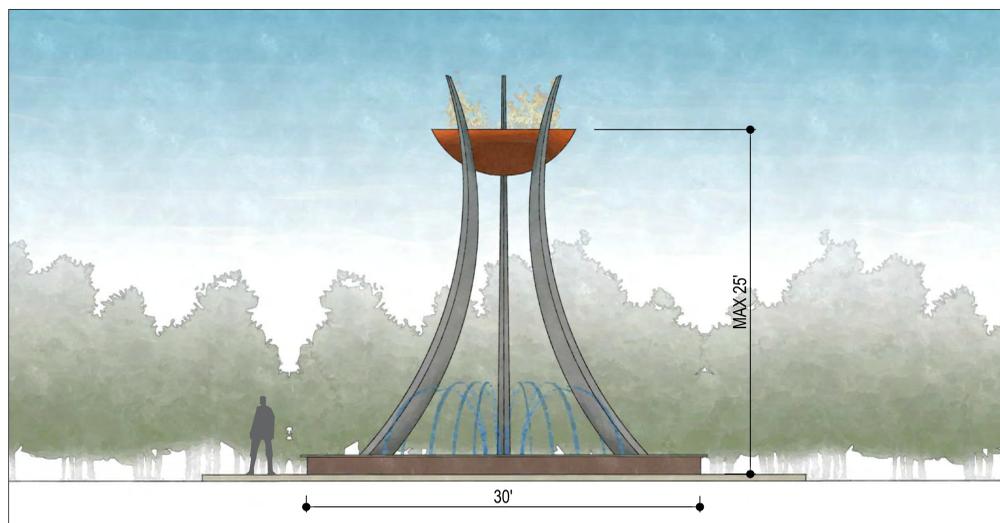
DATE: 02/22/16	MPIC: WLL
DRAWN BY: ESB/JJD	CHECKED BY: WLL/JJD
PROJECT NUMBER: 00232.00	
SCALE: 1"=150'	
TITLE: REZONING PLAN	

SHEET NO:  
**RZ-2.0**

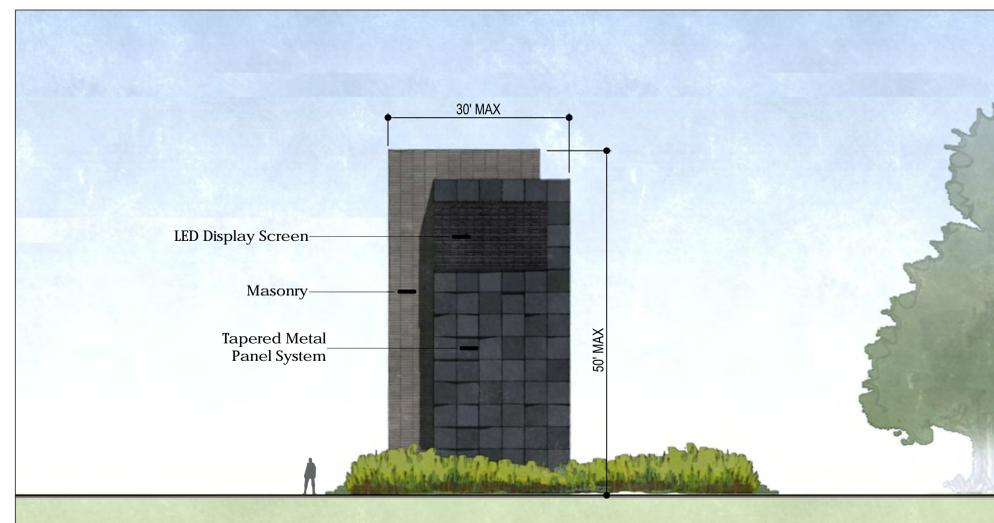
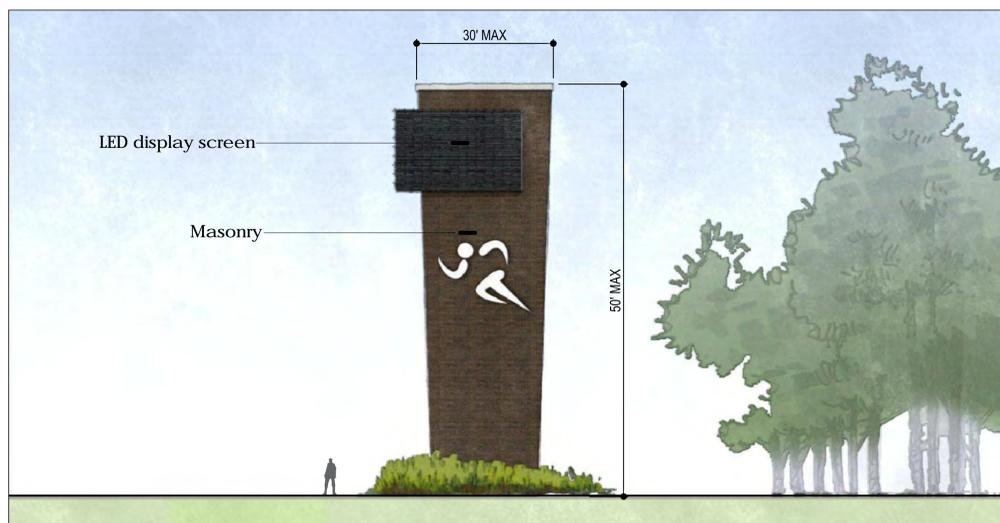




COMMUNICATIONS TOWER STEALTH OPTION



OLYMPIC TORCH OPTIONS



LED MONUMENT OPTIONS



**Bloc Design**  
1310 S. Tryon Street, Suite 111  
Charlotte, NC 28203  
phone: 704-458-1646  
www.bloc-nc.com

landscape architecture | planning | civil engineering



**U.S. Performance Center**  
9209 Baybrook Ln  
Charlotte, NC 28277



**Charlotte-Mecklenburg Schools**  
600 E. Fourth Street  
Fifth Floor  
Charlotte, NC 28202

REVISIONS

NO.	DATE	DESCRIPTION

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stamp / seal:



**USPC Charlotte Athletic Park**  
5925 Ballantyne Commons Pkwy  
Charlotte, NC 28277

Rezoning Petition#:  
2016-XX

DATE: 02/22/16	MPIC: WLL
DRAWN BY: HRH/KG	CHECKED BY: WLL/JD
PROJECT NUMBER: 00232.00	
SCALE: N.T.S.	
TITLE: EXHIBITS	

SHEET NO:  
**RZ-4.0**

2016-065

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #:	2016-	_____
Date Filed:	_____	2/22/2016
Received By:	_____	BF

Complete All Fields (Use additional pages if needed)

Property Owner(s): SEE SCHEDULE 1 ATTACHED HERETO

Owner's Address(es): SEE SCHEDULE 1 ATTACHED HERETO

Date(s) Property(ies) Acquired: SEE SCHEDULE 1 ATTACHED HERETO

Property Address(es): SEE SCHEDULE 1 ATTACHED HERETO

Tax Parcel Number(s): SEE SCHEDULE 1 ATTACHED HERETO

Current Land Use: Commercial and Vacant Land Total Acres: ±.5.488

Existing Zoning: I-1(LLWPA) and I-2(LLWPA) (SEE SCHEDULE 1 ATTACHED HERETO)

Proposed Zoning: B-2(CD)(LLWPA)

Overlay: Lower Lake Wylie Protected Area  
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Alberto Gonzalez, Grant Meacci, Josh Weaver.

Date of meeting: 2/9/16

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezoning Only:**

Requesting a vesting period exceeding the 2 year minimum? Yes No. Number of years (maximum of 5): N/A

Purpose/description of Conditional Zoning Plan: To allow the redevelopment of the Site with a high quality hotel.

**Jeff Brown**  
**Keith MacVean**  
Name of Rezoning Agent

**Moore & Van Allen, PLLC**  
**100 N. Tryon Street, Suite 4700**  
Agent's Address

**Charlotte, NC 28202**  
City, State, Zip

**704-331-1144 (JB)**                      **704-348-1925 (JB)**  
**704-331-3531 (KM)**                      **704-378-1954 (KM)**  
Telephone Number                      Fax Number

**jeffbrown@mvalaw.com keithmacvean@mvalaw.com**  
E-mail Address

**See Attachments A - D**  
Signature of Property Owners

\_\_\_\_\_  
(Name Typed/Printed)

**Hotel Airport Partners, LLC (Attn: Anish Patel)**  
Name of Petitioner

**14335 Ballantyne Country Club, Suite D**  
Address of Petitioner

**Charlotte, NC 28277**  
City, State, Zip

**704-915-9615**                                      **704-542-7404**  
Telephone Number                                      Fax Number

**anish@tarainvestments.com**  
E-mail Address

**See Attachment E**  
Signature of Petitioner

\_\_\_\_\_  
(Name Typed/Printed)

**SCHEDULE 1**

REZONING PETITION NO. [2016-\_\_\_\_]

**Property Owners:** (Allen Trust) James Allen Nance and Christina N. Holt, as Trustees of the Trust Agreement of Allen Clarkson Nance dated June 22, 1984

(Elsie) Elsie H. Nance, unmarried/widow

(Family Trust) David Daniel Nance and Andrew Albert Nance, as Co-Trustees of the Albert Nance Family Trust U/A dated June 22, 1984

(Nettie) Nettie S. Nance, unmarried/widow

**Owners Addresses:** (Allen Trust) 5317 Lower Shoal Creek Court, Charlotte, NC 28277

(Elsie) 10144 Foxhall Drive, Charlotte, NC 28210

(Family Trust) 6225 Cory Bret Lane, Charlotte, NC 28278

(Nettie) 6225 Cory Bret Lane, Charlotte, NC 28278

<b><u>Owner</u></b>	<b><u>Tax Parcel Number</u></b>	<b><u>Property Address</u></b>	<b><u>Date Property Acquired</u></b>	<b><u>Current Zoning Classification</u></b>
•Allen Trust •Elsie •Family Trust •Nettie	055-36-932	6128 Wilkinson Blvd, Charlotte, NC	7/9/03	I-2
•Allen Trust •Elsie •Family Trust •Nettie	055-36-933	6120 Wilkinson Blvd, Charlotte, NC	7/9/03	I-2
•Elsie •Family Trust	055-36-934	6108 Wilkinson Blvd, Charlotte, NC	2/29/08	I-2
•Allen Trust •Family Trust	055-36-936	3012 Little Rock Rd, Charlotte, NC	10/9/64	I-2
•Family Trust	055-36-937	3000 Little Rock Rd, Charlotte, NC	7/9/03	I-1
•Allen Trust •Family Trust	055-36-945	Little Rock Rd – vacant land	7/9/03	I-2
•Allen Trust •Elsie •Family Trust •Nettie	055-36-959	Little Rock Rd – vacant land	7/9/03	I-2

PETITIONER JOINDER AGREEMENT  
**James Allen Nance and Christina N. Holt,**  
**as Trustees of the Trust Agreement**  
**of Allen Clarkson Nance dated June 22, 1984**

The undersigned, as the owners of the parcels of land located at:

- (a) 6128 Wilkinson Boulevard (Parcel No. 055-36-932);
- (b) 6120 Wilkinson Boulevard (Parcel No. 055-36-933);
- (c) 3012 Little Rock Road (Parcel No. 055-36-936); and
- (d) Vacant land located on Little Rock Road (Parcel No.'s 055-36-945 and 055-36-959),

which are all subject to the attached Rezoning Application (collectively, the "Parcels"), hereby join in this Rezoning Application and consents to the change in zoning for the Parcels from the I-2 (LLWPA) zoning district to the B-2(CD) (LLWPA) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This \_\_\_\_ day of February, 2016.

James Allen Nance, as Trustee of the Trust Agreement of Allen  
Clarkson Nance dated June 22, 1984



Christina N. Holt, as Trustee of the Trust Agreement of Allen Clarkson  
Nance dated June 22, 1984



Attachment B

CHAR2\1764440v1

**ATTACHMENT B**

REZONING PETITION NO. [2016-\_\_\_\_\_] **Hotel Airport Partners, LLC**

PETITIONER JOINDER AGREEMENT  
**Elsie H. Nance**

The undersigned, as the owner of the parcels of land located at:

- (a) 6128 Wilkinson Boulevard (Parcel No. 055-36-932);
- (b) 6120 Wilkinson Boulevard (Parcel No. 055-36-933);
- (c) 6108 Wilkinson Boulevard (Parcel No. 055-36-934); and
- (d) Vacant land located on Little Rock Road (Parcel No. 055-36-959),

which are all subject to the attached Rezoning Application (collectively, the "Parcels"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcels from the I-2(LLWPA) zoning district to the B-2(CD) (LLWPA) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This \_\_\_\_\_ day of February, 2016.

Elsie H. Nance

Attachment B

**ATTACHMENT C**



CHAR2\1764440v1

REZONING PETITION NO. [2016-\_\_\_\_\_]
Hotel Airport Partners, LLC

PETITIONER JOINDER AGREEMENT
David Daniel Nance and Andrew Albert Nance,
as Co-Trustees of the Albert Nance Family Trust U/A
dated June 22, 1984

The undersigned, as the owners of the parcels of land located at:

- (a) 6128 Wilkinson Boulevard (Parcel No. 055-36-932);
(b) 6120 Wilkinson Boulevard (Parcel No. 055-36-933);
(c) 6108 Wilkinson Boulevard (Parcel No. 055-36-934);
(d) 3012 Little Rock Road (Parcel No. 055-36-936);
(e) 3000 Little Rock Road (Parcel No. 055-36-937); and
(f) Vacant land located on Little Rock Road (Parcel No.'s 055-36-945 and 055-36-959),

which are all subject to the attached Rezoning Application (collectively, the "Parcels"), hereby join in this Rezoning Application and consents to the change in zoning for the Parcels from the I-1(LLWPA) (Parcel No. 055-36-937) and I-2(LLWPA) (remaining parcels) zoning districts to the B-2(CD)(LLWPA) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This \_\_\_\_ day of February, 2016.

David Daniel Nance, as Co-Trustee of the Albert Nance Family Trust
U/A dated June 22, 1984

X [Handwritten signature of David Daniel Nance]

Andrew Albert Nance, as Co-Trustee of the Albert Nance Family Trust
U/A dated June 22, 1984

X [Handwritten signature of Andrew Albert Nance]

Attachment C

**ATTACHMENT D**

REZONING PETITION NO. [2016-\_\_\_\_]  
**Hotel Airport Partners, LLC**

PETITIONER JOINDER AGREEMENT  
**Nettie S. Nance**

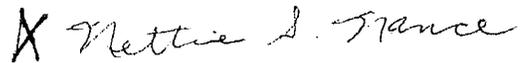
The undersigned, as the owner of the parcels of land located at:

- (a) 6128 Wilkinson Boulevard (Parcel No. 055-36-932);
- (b) 6120 Wilkinson Boulevard (Parcel No. 055-36-933); and
- (c) Vacant land located on Little Rock Road (Parcel No. 055-36-959),

which are all subject to the attached Rezoning Application (collectively, the "Parcels"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcels from the I-2(LLWPA) zoning district to the B-2(CD) (LLWPA) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This \_\_\_\_ day of February, 2016.

Nettie S. Nance

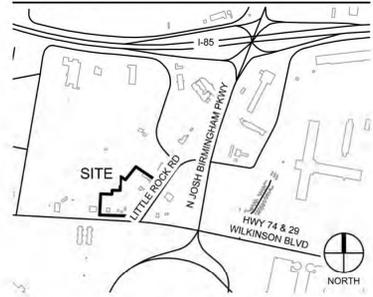


Attachment D

**ATTACHMENT E**



**VICINITY MAP** SCALE: NTS



**ZONING / OWNERSHIP**

PARCEL	AREA (AC)	OWNER
1 05536932	±0.670	ALLEN C NANCE
2 05536933	±0.687	ALBERT D NANCE
3 05536934	±0.643	ELSIE H NANCE
4 05536945	±0.250	ALBERT DANIEL NANCE
5 05536936	±1.002	ALBERT D NANCE
6 05536937	±1.361	NANCE BROTHERS
7 05536959	±0.875	ALBERT DANIEL NANCE
TOTAL SITE AREA : ± 5.48 AC		



05536946  
OWNER: DUKE ENERGY  
USE: WAREHOUSE  
ZONE: I-2



WILKINSON BLVD - HWY 74 & 29  
(NC STATE MAINTAINED  
GATS BUS ROUTE)

ADDITIONAL RIGHT OF WAY WILL BE  
DEDICATED AND CONVEYED FOR REQUIRED  
SIDEWALK AND PLANTING STRIPS.

05536939  
OWNER: SMA RENTAL PROPERTIES  
USE: OFFICE  
ZONE: I-2

05536938  
OWNER: SARA MATTOX ALLISON  
USE: WAREHOUSE  
ZONE: I-2

**GENERAL PROVISIONS:**

- Site Location:** These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Hotel Airport Partners, LLC ("Petitioner") to accommodate the development of a hotel(s) with up to 190 hotel rooms on approximately 5.48 acre site located on northwest corner of the intersection of Wilkinson Boulevard and Little Rock Road (the "Site").
- Zoning District/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 the regulations established under the Ordinance for the B-2 zoning classification shall govern.
- Graphics and Alterations:** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets 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 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 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, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
- modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1; or
- modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

**d. Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site shall not exceed two (2). 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 located on the Site.

**2. Permitted Uses & Development Area Limitation:**

- The Site may be developed with a hotel(s) with up to 190 hotel rooms together with accessory uses allowed in the B-2 zoning district.
- Access and Transportation:**
  - Access to the Site will be from Little Rock Road and Wilkinson Boulevard in the manner generally depicted on the Rezoning Plan.
  - The placement and configuration of the vehicular access points is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
  - The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
  - The Site's access points may be gated, the location and design of the proposed gates to be determined during the building permit process.

**4. Architectural Standards, Court Yards/Amenity Areas:**

- The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings.
- Special attention will be taken with the treatment of the side of the proposed building facing Wilkinson Boulevard to make sure the building wall facing the street includes windows and does not have blank walls exceeding 20 feet in length.
- The maximum contiguous area without windows or doors on any floor shall not exceed 20 feet in length. Where blank or unarticulated walls 20' or greater cannot be addressed principally with doors or windows, they shall be treated with a combination of the following options: (i) utilize horizontal and vertical variations in wall planes; and/or (ii) provide architectural protrusion.
- If the final architectural design cannot meet the design standards for blank wall articulation, alternative innovative design solutions may be considered for approval by the Planning Director.
- Meter banks will be screened from adjoining properties and from Little Rock Road and Wilkinson Boulevard.
- HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
- Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. Dumpster enclosures will not directly abut the back of a sidewalk. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

**5. Streetscape, Buffers, Yards, and Landscaping:**

- A 20 foot building and parking setback as measured from the existing right-of-way lines of Wilkinson Boulevard and Little Rock Road will be provided as generally depicted by the Rezoning Plan.
- An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along the Site's frontage Wilkinson Boulevard and Little Road as generally depicted on the Rezoning Plan.
- Side and rear yards as required by the B-2 zoning district will be provided.
- Utilities may cross required buffers at angles no greater than 75 degrees. Storm water drainage swales with and without rip rap may also cross the buffer at angles no greater than 75 degrees.
- Along the Site's internal parking area, the Petitioner will provide a sidewalk and cross-walk network that links to the building on the Site and to the sidewalks along Little Rock Road and Wilkinson Boulevard in the manner depicted on the Rezoning Plan. The minimum width for this internal sidewalk will be five (5) feet.
- Screening requirements of the Ordinance will be met.
- Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

**6. Environmental Features:**

- The Petitioner shall comply with the Charlotte City Council approved and adopted 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.
- The Site will comply with the Tree Ordinance.

**7. Signage:**

- Signage as allowed by the Ordinance will be provided.

**8. Lighting:**

- All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, parking areas and courtyards.
- Detached lighting on the Site will be limited to 25 feet in height.

**9. Amendments to the Rezoning Plan:**

- 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 of Chapter 6 of the Ordinance.

**10. 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 in the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**PROPOSED HOTEL**  
CHARLOTTE, NORTH CAROLINA

DATE: February 22, 2016  
PETITIONER: HOTEL AIRPORT PARTNERS, INC.  
**REZONING PETITION #2016-**

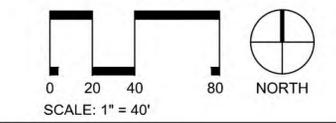
**SITE DEVELOPMENT DATA:**

**Acres:** ± 5.48 acres  
**Tax Parcel #'s:** 055-369-32, 33, 34, 36, 37, 45 & 59  
**Existing Zoning:** I-2(LLWPA) and I-1(LLWPA)  
**Proposed Zoning:** B-2(CD) (LLWPA)  
**Existing Uses:** Commercial Uses and Vacant.  
**Proposed Uses:**  
A hotel with up to 190 hotel rooms together with accessory uses, as allowed in the B-2(LLWPA) zoning district.

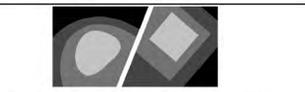
**Maximum Building Height:**  
As allowed by the Ordinance and subject to FAA height restrictions.

**Parking:**  
Parking as required by the Ordinance will be provided.

**SCHEMATIC SITE PLAN**



Revisions No.	Date	Description



**STEWART**

200 S. COLLEGE ST., STE 720  
CHARLOTTE, NC 28202  
T 704.334.7925

FIRM LICENSE #: C-1051  
www.stewartinc.com  
PROJECT #: X15061

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2016-066

Petition #:	2016-
Date Filed:	2/22/2016
Received By:	BJ

**Complete All Fields (Use additional pages if needed)**

Property Owner: South Park Real Estate, LLC, a Delaware limited liability company

Owner's Address: 9737 Washington Boulevard, Suite 404 City, State, Zip: Gaithersburg, MD 20878

Date Property Acquired: March 17, 2006

Property Address: 2200 Rexford Road, Charlotte, NC

Tax Parcel Number: 177-08-302

Current Land Use: Hotel Size (Acres): ± 5.32

Existing Zoning: O-1 AND O-15(CD) Proposed Zoning: MUDD-O

Overlay: \_\_\_\_\_  
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: John Kinley, Kent Main, Jason Prescott, and Grant Meacci

Date of meeting: February 9, 2016

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

<b>For Conditional Rezoning Only:</b>
Requesting a vesting period exceeding the 2 year minimum? <input type="checkbox"/> Yes <input type="checkbox"/> No. Number of years (maximum of 5): _____
Purpose/description of Conditional Zoning Plan: <u>To allow the addition of a second hotel to the existing site.</u>
_____
_____

**Jeff Brown**  
**Keith MacVean**  
Name of Rezoning Agent

**Moore & Van Allen, PLLC**  
**100 N. Tryon Street, Suite 4700**  
Agent's Address

**Charlotte, NC 28202**  
City, State, Zip

**704-331-1144 (JB)**                      **704-348-1925 (JB)**  
**704-331-3531 (KM)**                      **704-378-1954 (KM)**  
Telephone Number                      Fax Number

jeffbrown@mvalaw.com keithmacvean@mvalaw.com  
E-mail Address

**See Attachment A**  
Signature of Property Owner

\_\_\_\_\_  
(Name Typed/Printed)

**JWM Family Enterprises, Inc.**  
**Attn: Jacqueline M. Perry**  
Name of Petitioner

**9737 Washington Blvd., Suite 404**  
Address of Petitioner

**Gaithersburg, MD 20878**  
City, State, Zip

**301-263-1200**  
Telephone Number                      Fax Number

jackie@tpvlp.com  
E-mail Address

**See Attachment B**  
Signature of Petitioner

\_\_\_\_\_  
(Name Typed/Printed)

**ATTACHMENT A**

REZONING PETITION NO. [2016-\_\_\_\_\_] ]  
**JWM Family Enterprises, inc.**

PETITIONER JOINDER AGREEMENT  
**South Park Real Estate, LLC**

The undersigned, as the owner of the parcel of land located at 2200 Rexford Road that is designated as Tax Parcel No. 177-08-302 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the O-1 AND O-15(CD) zoning districts to the MUDD-O zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**South Park Real Estate, LLC,**  
a Delaware limited liability company

By: South Park Management, LLC,  
its sole member

By: South Park Ventures, LLC,  
its sole member

By: Thomas Point Ventures, L.P.,  
its managing member

By: JWM Family Enterprises, L.P.,  
its sole general partner

By: JWM Family Enterprises, Inc.,  
its sole general partner

By: Jacqueline M. Ferris  
Name: Jacqueline M. Ferris  
Its: Asst. Secretary + Treasurer

**ATTACHMENT B**

**JWM Family Enterprises, Inc.**

PETITIONER:

**JWM Family Enterprises, Inc.**  
its sole general partner

By: JWM Family Enterprises, Inc.,  
its sole general partner

By: Jacqueline M. Perry  
Name: Jacqueline M. Perry  
Its: Asst. Secretary and Treasurer



**JWM FAMILY ENTERPRISES, INC.  
DEVELOPMENT STANDARDS  
02/22/16  
REZONING PETITION NO. 2016-000**

**SITE DEVELOPMENT DATA:**

- CREAGE: ± 5.32 ACRES
- TAX PARCEL #: 177-082-02
- EXISTING ZONING: O-15(CD) AND O-1
- PROPOSED ZONING: MUDD-O
- EXISTING USES: A HOTEL
- PROPOSED USES: UP TO TWO (2) HOTELS WITH UP TO 370 ROOMS (APPROXIMATELY 200 ROOMS IN THE EXISTING HOTEL ON THE SITE, AND UP TO 170 ROOMS IN A NEW HOTEL) AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS, AND BY THE OPTIONAL PROVISIONS BELOW, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT OF EIGHT (8) STORIES, NOT TO EXCEED 100 FEET. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.

**1. GENERAL PROVISIONS:**

- a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY JWM FAMILY ENTERPRISES, INC. ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN ADDITIONAL HOTEL (FOR A TOTAL OF TWO HOTELS) ON AN APPROXIMATELY 5.32 ACRE SITE LOCATED ON THE SOUTHWEST QUADRANT OF THE INTERSECTION OF REXFORD ROAD AND ROXBOROUGH PARK ROAD (THE "SITE").
- 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, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, PERMISSIBLE BUILDING 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 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 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, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
  - i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
  - ii. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, SIDE OR REAR YARDS) INDICATED ON SHEET RZ-1; OR
  - iii. MODIFICATIONS TO ALLOW MINOR INCREASES OR DECREASES IN THE MASS OF THE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT DEPICTED ON OR DESCRIBED IN THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

- d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY.** THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TWO (2). 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.

**2. OPTIONAL PROVISIONS**

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

- a. TO ALLOW WALL SIGNS TO HAVE UP TO 200 SQUARE FEET OF SIGN SURFACE AREA PER WALL OR 10% OF THE WALL AREA TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS.
- b. TO ALLOW A WALL SIGNS ON THREE (3) SIDES OF THE ARCHITECTURAL FEATURE LOCATED AT THE TOP OF BUILDING AS GENERALLY DEPICTED ON THE ATTACHED BUILDING ELEVATION. THE AREA OF EACH OF THESE WALLS SIGNS WILL NOT EXCEED 200 SQUARE FEET.
- c. TO ALLOW ONE DETACHED GROUND MOUNTED SIGN PER STREET FRONT WITH A MAXIMUM HEIGHT OF SEVEN (6) FEET AND CONTAINING UP TO [36] SQUARE FEET OF SIGN AREA.
- d. TO NOT REQUIRE DOORWAYS TO BE RECESSED INTO THE FACE OF THE BUILDING(S) WHEN THE WIDTH OF THE SIDEWALK IS AT LEAST 10 FEET.
- e. TO ALLOW A PARKING DECK AND ACCESS RAMP TO BE LOCATED BETWEEN THE EXISTING BUILDING AND REXFORD ROAD.
- f. TO ALLOW THE EXISTING PARKING AND MANEUVERING AREAS LOCATED BETWEEN THE EXISTING BUILDING AND THE STREETS TO REMAIN.
- g. TO ALLOW THE EXISTING BUILDING TO NOT HAVE TO MEET THE STREET WALL REQUIREMENTS OF THE MUDD ZONING DISTRICT.

*NOTE: THE OPTIONAL PROVISION REGARDING SIGNS IS AN ADDITION/MODIFICATION TO THE STANDARDS FOR SIGNS IN THE MUDD DISTRICT AND IS TO BE USED WITH THE REMAINDER OF MUDD STANDARDS FOR SIGNS NOT MODIFIED BY THESE OPTIONAL PROVISIONS.*

**3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:**

- a. THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 370 HOTEL ROOMS IN TWO (2) HOTELS (ONE EXISTING AND ONE NEW HOTEL). UP TO 200 ROOMS MAY BE LOCATED IN THE EXISTING HOTEL ON THE SITE, AND UP TO 170 ROOMS MAY BE LOCATED IN THE NEW HOTEL, AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND PER THE OPTIONAL PROVISIONS ABOVE TOGETHER WITH ACCESSORY USES ALLOWED IN THE MUDD-O ZONING DISTRICT.

**4. ACCESS.**

- a. ACCESS TO THE SITE WILL BE FROM REXFORD ROAD AND ROXBOROUGH ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN, SUBJECT TO

ADJUSTMENTS AS SET FORTH BELOW.

- b. THE ALIGNMENT OF THE VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS SO LONG AS THE STREET NETWORK SET FORTH ON THE REZONING PLAN IS NOT MATERIALLY ALTERED.

**5. STREETScape, BUFFER, LANDSCAPING, OPEN SPACE AND SCREENING:**

- a. A 30 FOOT SETBACK AS MEASURED FROM THE BACK OF EXISTING CURB ALONG ROXBOROUGH AND REXFORD ROAD WILL BE PROVIDED, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- b. AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED ALONG ROXBOROUGH ROAD AND REXFORD ROAD WITHIN THE REQUIRED SETBACKS, AS GENERALLY DEPICTED ON THE REZONING PLAN.
- c. A SIDEWALK NETWORK CONNECTING EACH BUILDING TO THE EACH OF THE ADJOINING STREETS WILL BE PROVIDED.
- d. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.
- e. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE LEVEL.

**6. GENERAL DESIGN GUIDELINES:**

- a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, METAL PANELS, STUCCO, EGGS, DECORATIVE BLOCK AND/OR WOOD, VINYL, OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
- b. THE PROPOSED NEW HOTEL LOCATED ALONG ROXBOROUGH ROAD WILL HAVE AT LEAST ONE PEDESTRIAN ENTRANCE TO THE HOTEL FROM ROXBOROUGH ROAD. THIS ENTRANCE WILL BE OPEN DURING REGULAR BUSINESS HOURS AND WILL PROVIDE ACCESS TO THE HOTELS GROUND FLOOR LOBBY AREA AND OTHER AMENITIES.
- c. THE PEDESTRIAN ENTRANCE (DEFINED AS AN ENTRANCE DESIGN TO PROVIDE CUSTOMERS ACCESS TO THE PROPOSED HOTEL) WILL BE DESIGNED TO BE CLEARLY IDENTIFIABLE WITH PROMINENT ELEMENTS WITHIN THE BUILDING FACADE IN WHICH IT IS LOCATED.
- d. THE SCALE AND MASSING OF THE NEW HOTEL BUILDING LONGER THAN 150 FEET ALONG A STREET SHALL BE MINIMIZED BY UTILIZING A COMBINATION OF THE FOLLOWING OPTIONS: (I) VARIED ROOF LINES THROUGH THE USE OF SLOPES, MODULATED BUILDING HEIGHTS, GABLES, DORMERS OR INNOVATIVE ARCHITECTURAL SOLUTIONS; (II) BUILDING CORNERS TO PROVIDE VISUAL INTEREST AT THE PEDESTRIAN LEVEL AS WELL AS TO DIFFERENTIATE ROOF LINES OR HIGHLIGHT GROUND FLOOR USES; (III) HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES; AND/OR (IV) ARCHITECTURAL PROTRUSION TO ACCENTUATE ENCLOSED BALCONIES.
- e. THE MAXIMUM CONTIGUOUS AREA OF THE HOTEL WITHOUT WINDOWS OR DOORS ON ANY FLOOR SHALL NOT EXCEED 20 FEET IN LENGTH, WHERE BLANK OR UNARTICULATED WALLS 20' OR GREATER CANNOT BE ADDRESSED PRINCIPALLY WITH DOORS OR WINDOWS, THEY SHALL BE TREATED WITH A COMBINATION THE FOLLOWING OPTIONS: (I) A HIGHER LEVEL OF TRANSPARENCY ON THE GROUND FLOOR (EXAGGERATED OR LARGER WINDOWS INDICATIVE OF COMMON AREAS); (II) HORIZONTAL AND VERTICAL VARIATIONS IN WALL PLANES; AND/OR (III) ARCHITECTURAL PROTRUSION. IF THE FINAL ARCHITECTURAL DESIGN CANNOT MEET THE DESIGN STANDARDS FOR BLANK WALL ARTICULATION (INCLUDING ALL OF THE ABOVE), ALTERNATIVE INNOVATIVE DESIGN SOLUTIONS MAY BE CONSIDERED FOR APPROVAL BY THE PLANNING DIRECTOR.
- f. THE ENDS OF THE NEW HOTEL WILL BE CONTAIN WINDOWS SO THAT ENDS OF THE BUILDING IS NOT A SOLID WINDOWLESS WALL.
- g. THE ACCESSORY USES LOCATED ON GROUND FLOOR OF THE BUILDING LOCATED ALONG ROXBOROUGH ROAD SHALL MAINTAIN A HIGH LEVEL OF VISIBILITY THROUGH THE USE OF CLEAR GLASS, LARGER WINDOWS AS WELL AS AN UNOBSTRUCTED VIEW FROM ROXBOROUGH ROAD AND REXFORD INTO THE SPACE.
- h. THE PARKING DECK ELEVATION ALONG REXFORD ROAD WILL TREATED SO THAT PARKING IS SCREENED WITH LANDSCAPING, DECORATIVE LOUVERS, AND/OR WITH LOW WALLS AND OTHER ARCHITECTURAL FEATURES AS GENERALLY DEPICTED ON THE ATTACHED BUILDING ELEVATION.

**7. ENVIRONMENTAL FEATURES:**

- a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- b. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEM 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.
- c. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

**8. SIGNAGE:**

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE AND BY THE OPTIONAL PROVISIONS LISTED ABOVE MAY BE PROVIDED.
- b. ON PREMISES DIRECTIONAL AND INSTRUCTIONAL SIGNS MAY BE LOCATED THROUGHOUT THE SITE PER THE STANDARDS OF THE ORDINANCE.

**9. LIGHTING:**

- a. ALL NEW ATTACHED AND DETACHED LIGHTING SHALL BE FULLY SHIELDED DOWNWARDLY DIRECTED AND FULL CUT OFF FIXTURE TYPE LIGHTING EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.
- b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 20 FEET IN HEIGHT.

**10. 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 OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

**11. 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.

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PHILADELPHIA, PA • TAMPA, FL  
SOUTHERN MARYLAND

REVISIONS			
REV	DATE	COMMENT	BY

PROJECT No.:	NCC152128
DRAWN BY:	SRF
CHECKED BY:	JG
DATE:	02/22/16
SCALE:	1"=30'
CAD ID:	EX0

PROJECT:  
**SOUTHPARK MARRIOTT**

FOR  
**JWM FAMILY ENTERPRISES LP**

LOCATION OF SITE  
2200 REXFORD RD.  
CITY OF CHARLOTTE,  
MECKLENBURG COUNTY,  
NORTH CAROLINA 28211

**BOHLER ENGINEERING**  
NC, PLLC, NCBELS P-1132  
800 WEST HILL STREET, SUITE 101  
CHARLOTTE, NC 28208  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com

SHEET TITLE:  
**DEVELOPMENT STANDARD NOTES**

SHEET NUMBER:  
**RZ-2**



LOCATION MAP

**SITE DEVELOPMENT DATA:**

- ACREAGE: ± 5.32 ACRES
- TAX PARCEL #S: 177-083-02
- EXISTING ZONING: O-15(CD) AND O-1
- PROPOSED ZONING: MUDD-O
- EXISTING USES: A HOTEL.
- PROPOSED USES: UP TO TWO (2) HOTELS WITH UP TO 370 ROOMS (APPROXIMATELY 200 ROOMS IN THE EXISTING HOTEL ON THE SITE, AND UP TO 170 ROOMS IN A NEW HOTEL) AS PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS, AND BY THE OPTIONAL PROVISIONS BELOW, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT (ALL AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
- MAXIMUM BUILDING HEIGHT: MAXIMUM BUILDING HEIGHT OF EIGHT (8) STORIES, NOT TO EXCEED 100 FEET. BUILDING HEIGHT TO BE MEASURED PER THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE.

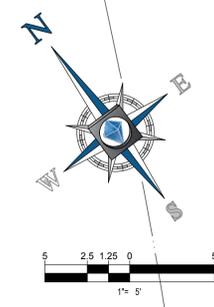
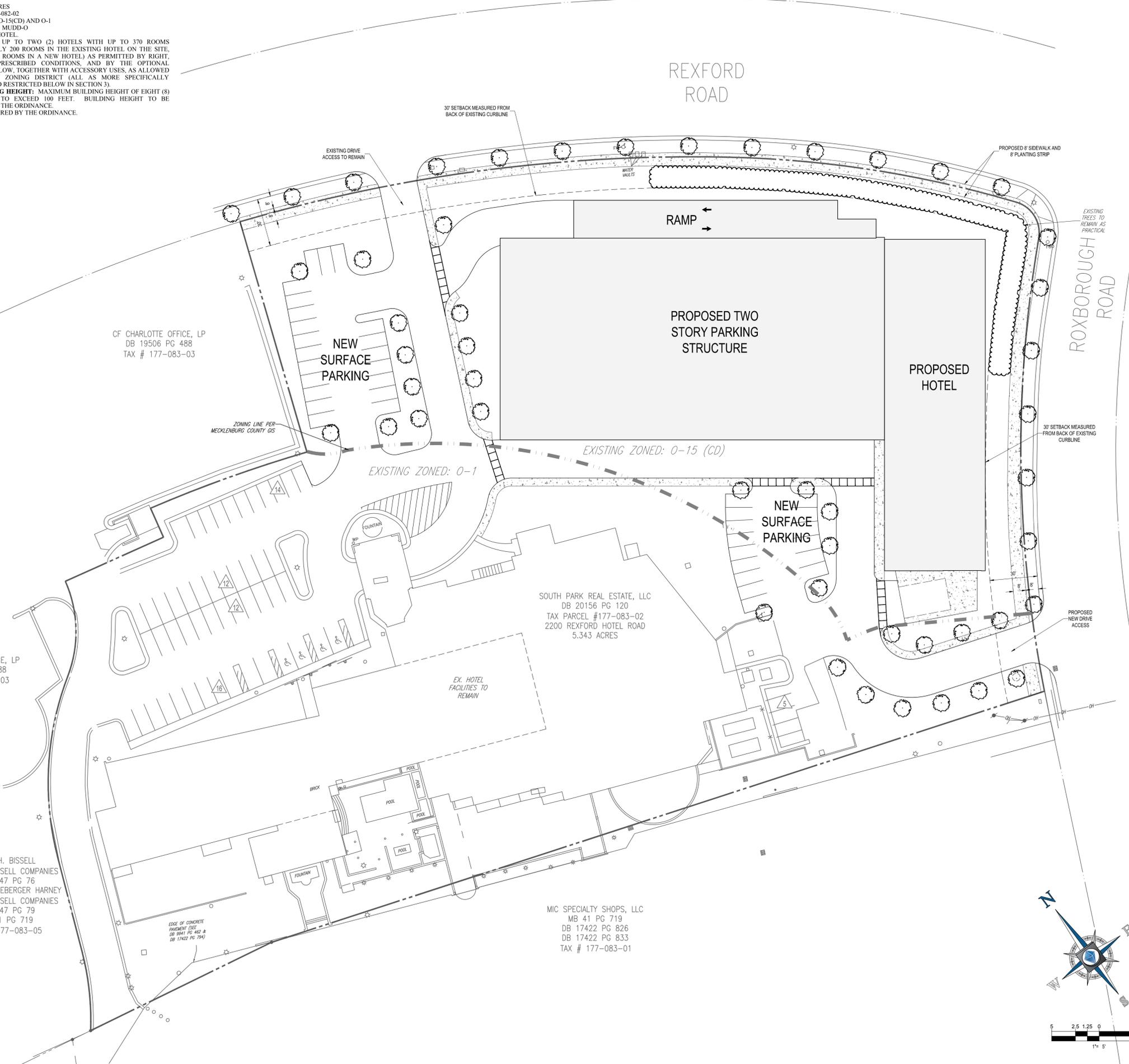
CF CHARLOTTE OFFICE, LP  
DB 19506 PG 488  
TAX # 177-083-03

CF CHARLOTTE OFFICE, LP  
DB 19506 PG 488  
TAX # 177-083-03

SARA H. BISSELL  
C/O THE BISSELL COMPANIES  
DB 6947 PG 76  
and ALICE LINEBERGER HARNEY  
C/O THE BISSELL COMPANIES  
DB 6947 PG 79  
MB 41 PG 719  
TAX # 177-083-05

SOUTH PARK REAL ESTATE, LLC  
DB 20156 PG 120  
TAX PARCEL #177-083-02  
2200 REXFORD HOTEL ROAD  
5.343 ACRES

MIC SPECIALTY SHOPS, LLC  
MB 41 PG 719  
DB 17422 PG 826  
DB 17422 PG 833  
TAX # 177-083-01



**BOHLER ENGINEERING**  
INC. NC, PLLC

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SUSTAINABLE DESIGN • PROGRAM MANAGEMENT • TRANSPORTATION SERVICES

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 • SOUTHERN HARTLAND  
 • PHILADELPHIA, PA  
 • CHARLOTTE, NC  
 • RALEIGH, NC  
 • TAMPA, FL

REVISIONS

REV	DATE	COMMENT	BY

PROJECT No.: NCC152128  
DRAWN BY: SRF  
CHECKED BY: JG  
DATE: 02/22/16  
SCALE: 1"=30'  
CAD ID: EX0

PROJECT: **SOUTHPARK MARRIOTT**

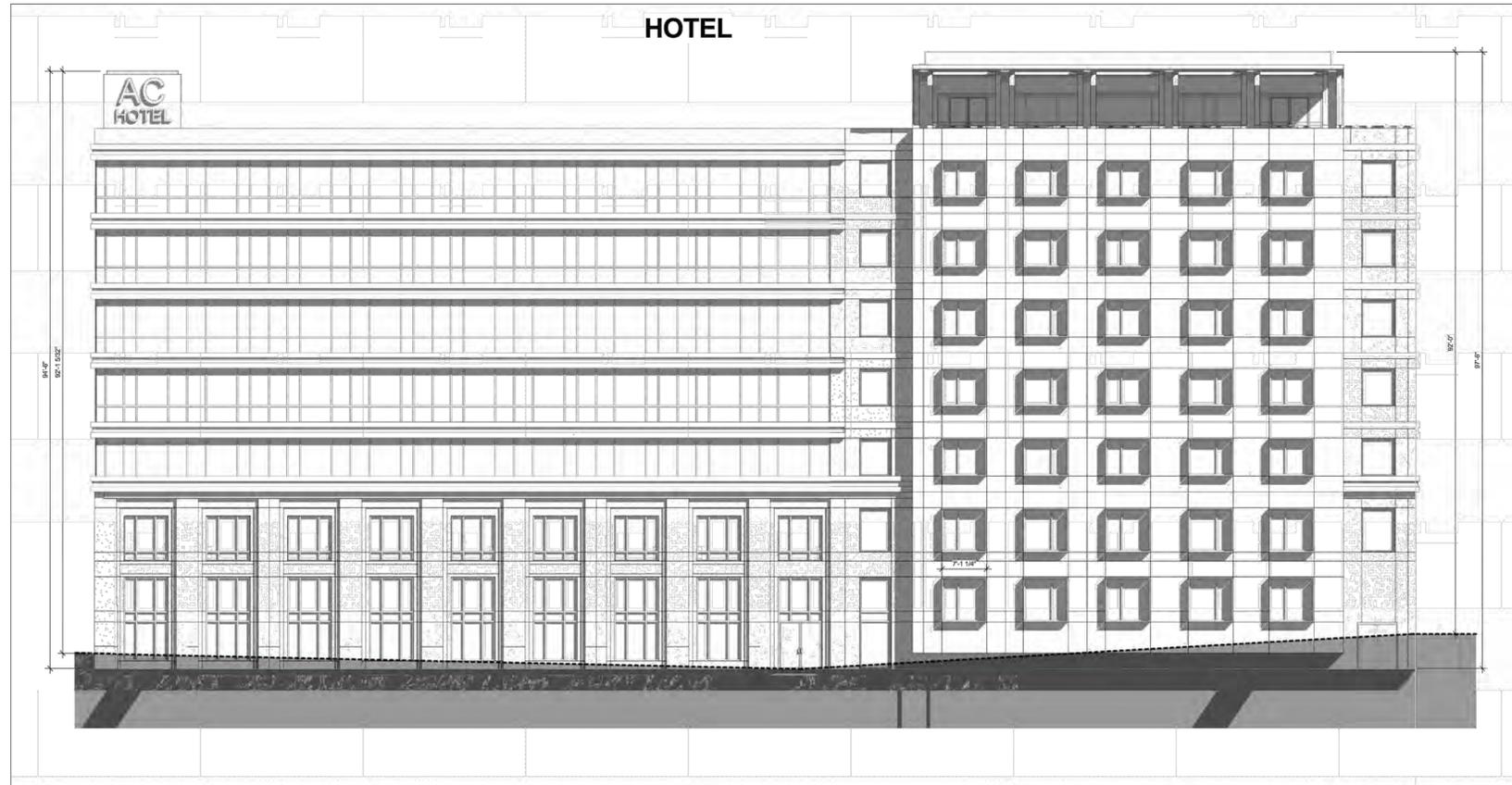
FOR **JWM FAMILY ENTERPRISES LP**

LOCATION OF SITE  
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CITY OF CHARLOTTE,  
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NORTH CAROLINA 28211

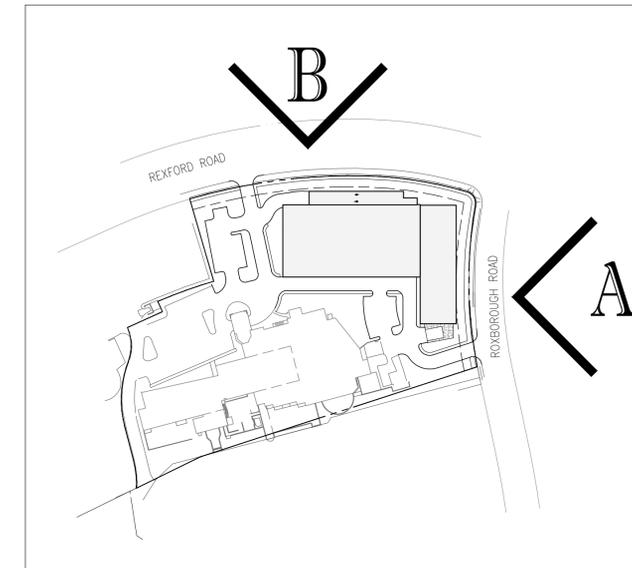
**BOHLER ENGINEERING**  
NC, PLLC, NCBELS P-1132  
800 WEST HILL STREET, SUITE 101  
CHARLOTTE, NC 28208  
Phone: (980) 272-3400  
Fax: (980) 272-3401  
NC@BohlerEng.com

SHEET TITLE:  
**SCHMATIC SITE PLAN**

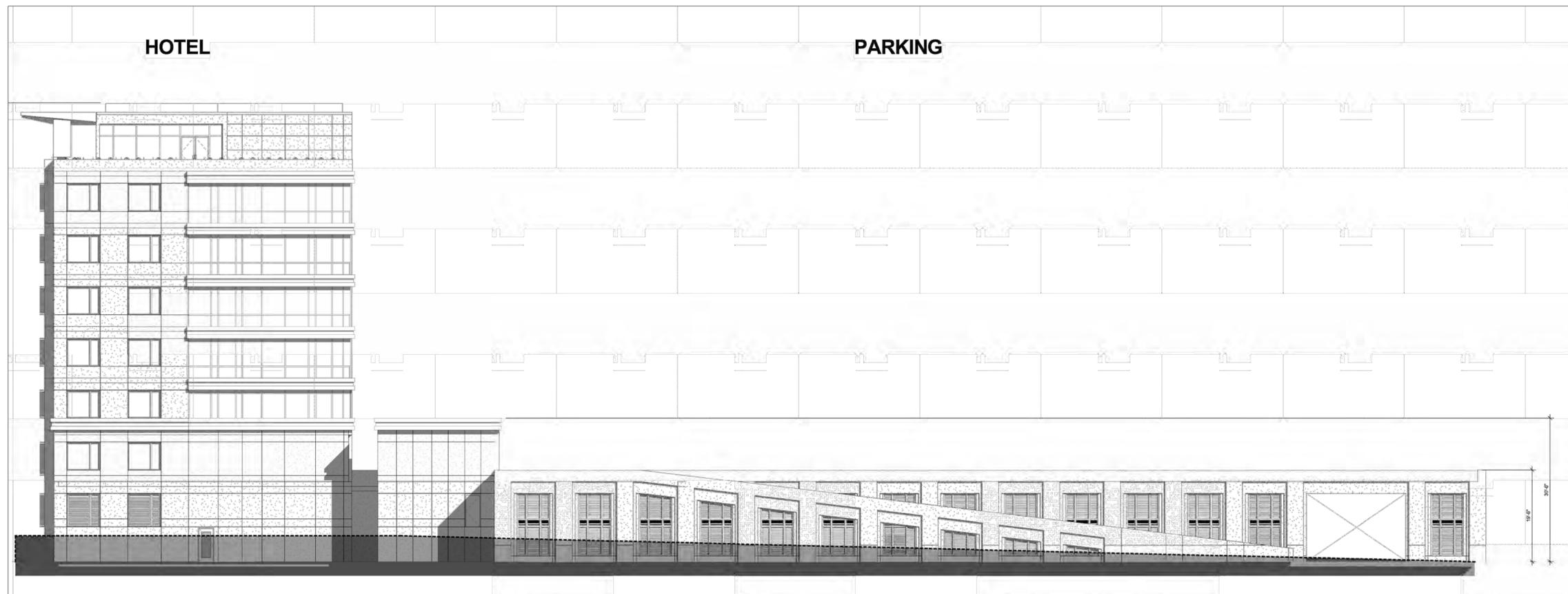
SHEET NUMBER:  
**RZ-3**



AC SOUTHPARK HOTEL - ROXBOROUGH RD (A)



LEGEND MAP



AC SOUTHPARK HOTEL - REXFORD RD (B)

**BOHLER ENGINEERING**  
INC. P.L.L.C. N.C.B.E.L.S. P-1132

SITE PLANNING • LANDSCAPE ARCHITECTURE  
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 REHOBOTH BEACH, DE  
 NEW YORK METRO  
 NEW JERSEY  
 WEST STATE NEW YORK  
 LEHIGH VALLEY, PA  
 SOUTH CAROLINA

REVISIONS			
REV	DATE	COMMENT	BY



PROJECT No.:	NOC152128
DRAWN BY:	SRF
CHECKED BY:	JG
DATE:	02/22/16
SCALE:	1"=30'
CAD ID:	EX0

PROJECT: **SOUTHPARK MARRIOTT**

FOR **JWM FAMILY ENTERPRISES LP**

LOCATION OF SITE  
 2200 REXFORD RD.  
 CITY OF CHARLOTTE,  
 MECKLENBURG COUNTY,  
 NORTH CAROLINA 28211

**BOHLER ENGINEERING**  
INC. P.L.L.C. N.C.B.E.L.S. P-1132

800 WEST HILL STREET, SUITE 101  
 CHARLOTTE, NC 28208  
 Phone: (980) 272-3400  
 Fax: (980) 272-3401  
[NC@BohlerEng.com](mailto:NC@BohlerEng.com)

SHEET TITLE:  
**ARCHITECTURAL ELEVATIONS**

SHEET NUMBER:  
**RZ-4**

NOTE: THIS ELEVATION IS PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THE SITE. THE ACTUAL BUILDING CONSTRUCTED ON THE SITE MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND ITEM ILLUSTRATED IS MAINTAINED.

# I. REZONING APPLICATION CITY OF CHARLOTTE

Petition #: 2016 -Date Filed: 2/22/2016Received By: RH

**Complete All Fields (Use additional pages if needed)**

Property Owners: (Cole) Joseph Robert Cole, Sr.  
(Tremont) CCIP Tremont, LLC, a North Carolina limited liability company

Owner's Addresses: (Cole) 435 Minuet Lane, Charlotte, North Carolina 28217  
(Tremont) c/o Carolina Capital Investment Partners LLC, 831 East Morehead Street, Suite 750, Charlotte, North Carolina 28202

Dates Properties Acquired: (Cole) December 17, 1985  
(Tremont) June 23, 2014

Property Addresses: (Cole) 235 W. Tremont Avenue, Charlotte, North Carolina  
(Tremont) 301 W. Tremont Avenue, Charlotte, North Carolina

Tax Parcel Numbers: (Cole) 121-03-216  
(Tremont) 121-03-217

Current Land Use: Commercial Uses Size (Acres): ±8.359

Existing Zoning: I-2 Proposed Zoning: TOD-M(O)

Overlay: \_\_\_\_\_  
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Kathy Cornett, Catherine Mahoney, Alan Goodwin, Solomon Fortune, and Brent Wilkinson

Date of meeting: January 13, 2016

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

### For Conditional Rezoning Only:

Requesting a vesting period exceeding the 2 year minimum?  Yes  No. Number of years (maximum of 5): \_\_\_\_\_  
Purpose/description of Conditional Zoning Plan: To allow the development of the site with a residential community and other transit supportive uses.

**Jeff Brown**  
**Keith MacVean**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**  
**100 N. Tryon Street, Suite 4700**

Agent's Address

**Charlotte, NC 28202**

City, State, Zip

**704-331-1144 (JB)**                      **704-348-1925 (JB)**  
**704-331-3531 (KM)**                      **704-378-1954 (KM)**

Telephone Number

Fax Number

**jeffbrown@mvalaw.com keithmacvean@mvalaw.com**

E-mail Address

**See Attachments A**

Signature of Property Owner

(Name Typed/Printed)

**Pollack Shores Real Estate Group, LLC**  
**Attn: Palmer McArthur**

Name of Petitioner

**5605 Glenridge Drive, NE, Suite 775**

Address of Petitioner

**Atlanta, GA 30342**

City, State, Zip

**404-214-5336**

Telephone Number

Fax Number

**pmcarthur@pollackshores.com**

E-mail Address

**See Attachment B**

Signature of Petitioner

(Name Typed/Printed)

**ATTACHMENT A**

REZONING PETITION NO. [2016-\_\_\_\_]  
**Pollack Shores Real Estate Group, LLC**

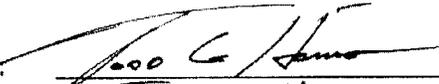
PETITIONER JOINDER AGREEMENT  
**CCIP Tremont, LLC**

The undersigned, as the owner of the parcel of land located at 307 W. Tremont Avenue that is designated as Tax Parcel No. 121-03-217 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the I-2 zoning district to the TOD-M(O) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 15<sup>th</sup> day of FEBRUARY, 2016.

**CCIP Tremont, LLC,**  
a North Carolina limited liability company

By: CCIP Management 2, LLC, a North  
Carolina limited liability company, its  
Manager

By:   
Name: TODD G. HARRISON  
Title: MANAGER

**ATTACHMENT AB**

REZONING PETITION NO. [2016-\_\_\_\_\_] **Pollack Shores Real Estate Group, LLC**

PETITIONER JOINDER AGREEMENT  
**Joseph Robert Cole, Sr.**

The undersigned, as the owner of the parcel of land located at 235 W. Tremont Avenue that is designated as Tax Parcel No. 121-032-16 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcel from the I-2 zoning district to the TOD-M(O) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 22<sup>ND</sup> day of February, 2016.

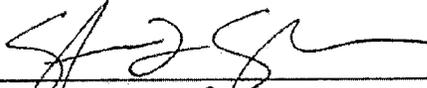
  
\_\_\_\_\_  
**Joseph Robert Cole, Sr.**

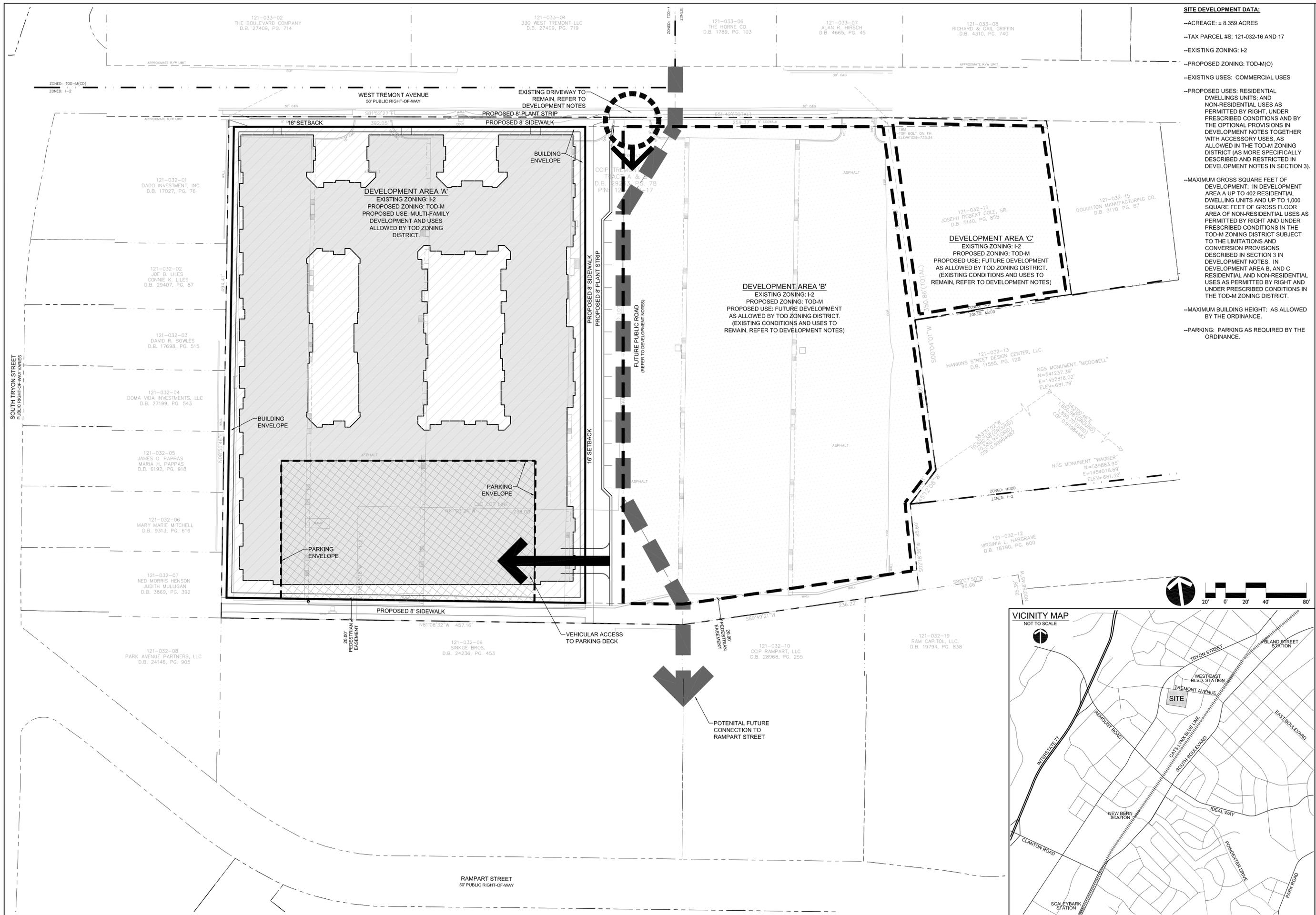
**ATTACHMENT B**

**Pollack Shores Real Estate Group**

PETITIONER:

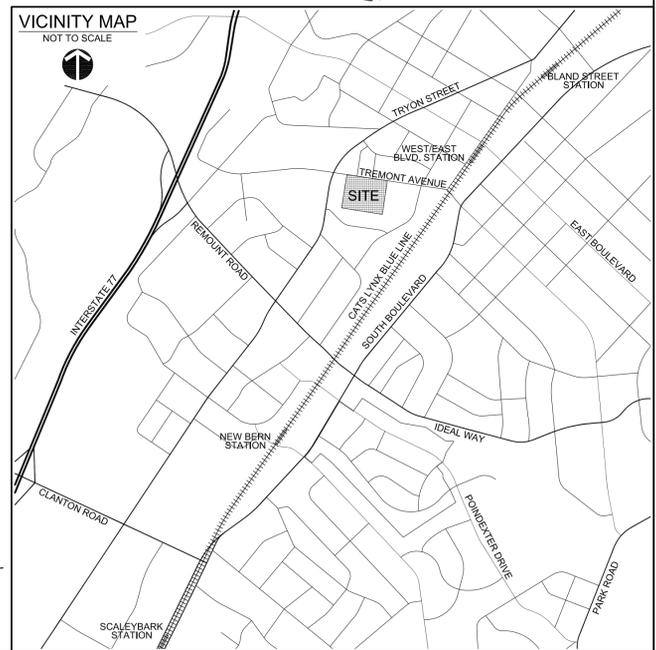
**Pollack Shores Real Estate Group, LLC,**  
a Georgia limited liability company

By:   
Name: Steven L. Shores  
Title: President



**SITE DEVELOPMENT DATA:**

- ACREAGE: ± 8.359 ACRES
- TAX PARCEL #S: 121-032-16 AND 17
- EXISTING ZONING: I-2
- PROPOSED ZONING: TOD-M(O)
- EXISTING USES: COMMERCIAL USES
- PROPOSED USES: RESIDENTIAL DWELLINGS UNITS; AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS AND BY THE OPTIONAL PROVISIONS IN DEVELOPMENT NOTES TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-M ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED IN DEVELOPMENT NOTES IN SECTION 3).
- MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: IN DEVELOPMENT AREA A UP TO 402 RESIDENTIAL DWELLING UNITS AND UP TO 1,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT SUBJECT TO THE LIMITATIONS AND CONVERSION PROVISIONS DESCRIBED IN SECTION 3 IN DEVELOPMENT NOTES. IN DEVELOPMENT AREA B, AND C RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.
- PARKING: PARKING AS REQUIRED BY THE ORDINANCE.



**SITE DEVELOPMENT DATA:**

--ACREAGE: ± 8.359 ACRES  
--TAX PARCEL #: 121-032-16 AND 17  
--EXISTING ZONING: I-2  
--PROPOSED ZONING: TOD-M(O)  
--EXISTING USES: COMMERCIAL USES.  
--PROPOSED USES: RESIDENTIAL DWELLINGS UNITS; AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT UNDER PRESCRIBED CONDITIONS AND BY THE OPTIONAL PROVISIONS BELOW TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-M ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).  
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: IN DEVELOPMENT AREA A UP TO 402 RESIDENTIAL DWELLING UNITS AND UP TO 1,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT SUBJECT TO THE LIMITATIONS AND CONVERSION PROVISIONS DESCRIBED IN SECTION 3 BELOW. IN DEVELOPMENT AREA B, AND C RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT.  
--MAXIMUM BUILDING HEIGHT: AS ALLOWED BY THE ORDINANCE.  
--PARKING: PARKING AS REQUIRED BY THE ORDINANCE.

1. GENERAL PROVISIONS:

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET, SCHEMATIC SITE PLAN AND OTHER SITE PLAN SHEETS FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY POLLACK SHORES REAL ESTATE GROUP, LLC (PETITIONER) TO ACCOMMODATE THE DEVELOPMENT OF TRANSIT SUPPORTIVE, RESIDENTIAL, AND NON-RESIDENTIAL USES ON AN APPROXIMATELY 8.359 ACRE SITE LOCATED ON THE SOUTH SIDE OF W. TREMONT AVENUE BETWEEN S. TRYON STREET AND HAWKINS STREET (THE "SITE").

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, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-M ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.

c. **GRAPHICS AND ALTERATIONS.** THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS 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 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 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, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- i. MINOR AND DONT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
- ii. MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, SIDE OR REAR YARDS) INDICATED ON SHEET RZ-1; OR
- iii. MODIFICATIONS TO ALLOW MINOR INCREASES OR DECREASES IN THE MASS OF THE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT DEPICTED ON OR DESCRIBED IN THE REZONING PLAN.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE; IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

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 WITHIN DEVELOPMENT AREA A WILL BE LIMITED TO TWO (2). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE (DEVELOPMENT AREA A) 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.

THE NUMBER OF PRINCIPAL AND ACCESSORY BUILDINGS FOR DEVELOPMENT AREAS B AND C WILL BE SUBJECT TO THE STANDARDS OF THE TOD-M ZONING DISTRICT.

2. OPTIONAL PROVISIONS.

I. THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT AREA A OF THE SITE:

a. TO ALLOW DEVELOPMENT AREA A TO BE DEVELOPED AS ALLOWED BY THE REZONING PLAN WITHOUT CONSTRUCTING THE FULL CROSS-SECTION OF A NEW PUBLIC STREET THAT WILL EXTEND FROM W. TREMONT AVENUE TO THE SOUTHERN PROPERTY LINE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE EXACT ALIGNMENT AND THE AMOUNT OF THE NEW PUBLIC STREET TO BE BUILT AS PART OF THE CONSTRUCTION OF THE ALLOWED USES ON DEVELOPMENT AREA A TO BE DETERMINED DURING THE SITE PLAN APPROVAL PROCESS FOR THE SITE.

b. TO NOT REQUIRE PUBLIC OPEN SPACE FOR THE NON-RESIDENTIAL USES DEVELOPED WITHIN DEVELOPMENT AREA A, IF LESS THAN 5,000 SQUARE FEET ARE DEVELOPED.

II. THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO DEVELOPMENT AREAS B AND C OF THE SITE:

a. TO ALLOW THE EXISTING USES IN THE EXISTING BUILDINGS LOCATED WITHIN DEVELOPMENT AREAS B AND C TO UNDERGO A CHANGE OF USE WITHOUT HAVING TO IMPLEMENT THE STREETScape REQUIREMENTS OF THE SOUTH END TRANSIT STATION AREA PLAN ALONG W. TREMONT AVENUE.

b. TO ALLOW THE EXISTING PARKING SPACES LOCATED IN DEVELOPMENT AREA C WITHIN THE ESTABLISHED SETBACK ON W. TREMONT AVENUE TO REMAIN UNTIL DEVELOPMENT AREA C IS REDEVELOPED.

c. TO ALLOW PARKING AND VEHICULAR MANEUVERING BETWEEN THE EXISTING BUILDING LOCATED ON DEVELOPMENT AREA C AND W. TREMONT AVENUE TO REMAIN UNTIL DEVELOPMENT AREA C IS REDEVELOPED. ONCE THE EXISTING BUILDING LOCATED ON DEVELOPMENT AREA C IS DEMOLISHED AND DEVELOPMENT AREA C IS REDEVELOPED, DEVELOPMENT AREA C WILL COMPLY WITH THE TOD-M REGULATIONS AND PARKING AND VEHICULAR MANEUVERING WILL NOT BE ALLOWED BETWEEN THE BUILDINGS AND EXISTING PUBLIC STREETS.

d. TO ALLOW USES (EXISTING OR NEW) LOCATED WITHIN THE EXISTING BUILDINGS LOCATED IN DEVELOPMENT AREAS B, AND C TO MEET THE PARKING REQUIREMENTS OF THE TOD ZONING DISTRICT.

e. TO NOT REQUIRE SCREENING OF THE EXISTING PARKING LOCATED WITHIN DEVELOPMENT AREAS B, AND C UNTIL EACH DEVELOPMENT AREA IS REDEVELOPED AT WHICH TIME EACH PARKING AREAS WILL BE SCREENED AS REQUIRED BY THE TOD-M ZONING DISTRICT.

f. TO NOT REQUIRE THE INSTALLATION OF SIDEWALK CONNECTIONS FROM THE EXISTING BUILDINGS WITHIN DEVELOPMENT AREAS B, AND C TO W. TREMONT AVENUE, UNTIL EACH OF THE DEVELOPMENT AREAS UNDER GOES REDEVELOPMENT.

3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

a. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH THREE (3) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A, B, AND C (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").

b. SUBJECT TO THE RESTRICTIONS, CONVERSION RIGHTS AND LIMITATIONS LISTED BELOW, DEVELOPMENT AREA A MAY BE DEVELOPED WITH UP TO 402 RESIDENTIAL DWELLING UNITS, AND UP TO 1,000 SQUARE FEET OF GROSS FLOOR AREA NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE TOD-M ZONING DISTRICT.

c. THE PETITIONER WILL DEVELOP A PORTION OF THE GROUND FLOOR OF THE BUILDING CONSTRUCTED WITHIN DEVELOPMENT AREA A FACING W. TREMONT AVENUE WITH NO LESS THAN 1,000 SQUARE FEET OF GROSS FLOOR AREA OF NON-RESIDENTIAL USES (E.G. OFFICE, RETAIL, INSTITUTIONAL, CIVIC, RESTAURANTS (EDEE), ETC.) AS ALLOWED BY THE TOD-M ZONING REGULATIONS.

d. IF LESS THAN 402 RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED WITHIN DEVELOPMENT AREA A, THE PERMISSIBLE GROSS FLOOR AREA OF NON-RESIDENTIAL USES ALLOWED IN DEVELOPMENT AREA A, AND DESCRIBED IN SUBSECTION 3.B. ABOVE MAY BE INCREASED AT THE RATE OF 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR EACH RESIDENTIAL DWELLING UNIT NOT CONSTRUCTED UP TO A MAXIMUM INCREASED GROSS FLOOR AREA OF 25,000 SQUARE FEET.

e. DEVELOPMENT AREAS B, AND C MAY BE DEVELOPED/REDEVELOPED WITH RESIDENTIAL AND NON-RESIDENTIAL USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN TOD-M ZONING DISTRICT TOGETHER WITH ALLOWED ACCESSORY USES AS PERMITTED IN THE TOD-M ZONING DISTRICT. THE EXISTING BUILDINGS WITHIN DEVELOPMENT AREAS B AND C MAY UNDERGO CHANGE OF USES AS ALLOWED BY THE TOD-M ZONING DISTRICT AND THE OPTIONAL PROVISIONS ABOVE.

4. ACCESS:

a. ACCESS TO THE SITE (DEVELOPMENT AREAS A, B AND C) WILL BE FROM W. TREMONT AVENUE AND THE FUTURE PUBLIC STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PETITIONER MAY REQUEST ADDITIONAL ACCESS POINTS TO W. TREMONT AND THE FUTURE PUBLIC STREET FROM CDOT THROUGH THE DRIVEWAY PERMIT PROCESS.

b. AS PART OF THE DEVELOPMENT OF DEVELOPMENT AREA A AND B THE PETITIONER WILL CONSTRUCT A NEW PUBLIC STREET EXTENDING FROM W. TREMONT AVENUE TO THE SOUTHERN PROPERTY BOUNDARY AS GENERAL DEPICTED ON THE REZONING PLAN. THE ALIGNMENT OF THE STREET, AND THE AMOUNT OF THE STREET TO BE BUILT AS PART OF EACH DEVELOPMENT AREA TO BE DETERMINED DURING THE SITE PLAN APPROVAL PROCESS FOR EACH DEVELOPMENT AREA. BECAUSE EACH OF THESE DEVELOPMENT AREAS IS IMPROVED WITH EXISTING BUILDINGS, AND USES, AND MAY BE DEVELOPED INDEPENDENTLY, THE CONSTRUCTION OF THE FUTURE PUBLIC STREET MAY BE PHASED AND WILL NOT BE COMPLETED UNTIL BOTH DEVELOPMENT AREA A, AND B HAVE BOTH UNDERGO REDEVELOPMENT AS ALLOWED BY THE REZONING PLAN.

c. THE ALIGNMENT OF THE VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) IN ACCORDANCE WITH PUBLISHED STANDARDS SO LONG AS THE STREET NETWORK SET FORTH ON THE REZONING PLAN IS NOT MATERIALLY ALTERED.

5. STREETScape, LANDSCAPING OPEN SPACE AND SCREENING:

a. ALONG W. TREMONT AVENUE A 16 FOOT SETBACK AS MEASURED FROM THE EXISTING/FUTURE BACK OF CURB FOR DEVELOPMENT AREA A WILL BE PROVIDED, AND A 16 FOOT SETBACK AS MEASURED FROM THE EXISTING/FUTURE BACK OF CURB WILL BE PROVIDED FOR DEVELOPMENT AREA B AND C WHEN THESE DEVELOPMENT AREAS ARE REDEVELOPED.

b. A 16 FOOT SETBACK WILL ALSO BE PROVIDED FROM THE BACK OF THE CURB OF THE FUTURE PUBLIC STREET.

c. AS PART OF THE REDEVELOPMENT OF DEVELOPMENT AREA A, THE PETITIONER WILL PROVIDE THE FOLLOWING STREETScape IMPROVEMENTS ALONG DEVELOPMENT AREA A'S FRONTAGE ON W. TREMONT AVENUE AN EIGHT (8) FOOT PLANTING STRIP WITH STREET TREES, AND AN EIGHT (8) FOOT SIDEWALK AS GENERALLY DEPICTED ON THE REZONING PLAN. DEVELOPMENT AREA B AND C WILL ALSO PROVIDE THESE STREETScape IMPROVEMENTS WHEN EACH OF THOSE DEVELOPMENT AREAS IS REDEVELOPED.

d. AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED ALONG DEVELOPMENT AREA A'S EASTERN PROPERTY BOUNDARY AS PART OF THE FUTURE PUBLIC STREET TO BE BUILT FROM W. TREMONT AVENUE TO THE SOUTHERN PROPERTY BOUNDARY AS GENERALLY DEPICTED ON THE REZONING PLAN.

e. THE PETITIONER WILL PROVIDED A 20 FOOT PEDESTRIAN AND BIKE EASEMENT ALONG THE SOUTHERN PROPERTY BOUNDARY OF DEVELOPMENT AREAS A AND B AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED EASEMENT WILL BE PROVIDED WHEN EACH DEVELOPMENT AREA UNDERGOES REDEVELOPMENT. THIS PEDESTRIAN AND BIKE PATH WILL BE OPEN TO THE PUBLIC AND WILL PROVIDED FOR FUTURE CONNECTIVITY THROUGH THE SITE FROM S. TRYON STREET TO HAWKINS STREET SHOULD IT BE EXTENDED AS PART OF THE REDEVELOPMENT OF THE ADJOIN PROPERTIES.

f. THE PETITIONER WILL IMPROVE THE 20 FOOT PEDESTRIAN AND BIKE EASEMENT WITH A TEN (10) FOOT SIDEWALK, LANDSCAPING, SEATING AREAS, AND LIGHTING AS EACH DEVELOPMENT AREA REDEVELOPS.

g. THE OPEN SPACE AREAS ON THE SITE WILL BE IMPROVED WITH LANDSCAPING, LIGHTING, SEATING AND HARDScape ELEMENTS.

h. METER BANKS WILL BE SCREENED WHERE VISIBLE FROM PUBLIC VIEW AT GRADE LEVEL.

i. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE LEVEL.

6. ARCHITECTURAL STANDARDS:

a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF SOME OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTATIOUS SIDING (SUCH AS HARDI-PLANK), STUCCO, EIFS, DECORATIVE METAL PANELS, DECORATIVE BLOCK AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS, AND ON HANDRAILS/RAILINGS

b. THE RESIDENTIAL BUILDINGS CONSTRUCTED WITHIN DEVELOPMENT AREA A WILL HAVE PEDESTRIAN ENTRANCES FROM THE BUILDING TO EACH OF THE ADJOINING PUBLIC STREETS (W. TREMONT AND THE FUTURE PUBLIC STREET).

c. THE PROPOSED NON-RESIDENTIAL USES LOCATED ON GROUND FLOOR OF THE BUILDING CONSTRUCTED ALONG W. TREMONT AVENUE, WITHIN DEVELOPMENT AREA A, WILL ORIENT AND CONNECT A PRIMARY ENTRANCE TO THE SIDEWALK ALONG W. TREMONT AVENUE. THE ENTRANCE TO THE SIDEWALK ALONG W. TREMONT AVENUE WILL BE OPEN AND OPERABLE DURING THE BUSINESS HOURS OF THE ASSOCIATED USE. THIS STANDARD WILL ALSO APPLY TO DEVELOPMENT AREAS B AND C WHEN DEVELOPMENT AREAS B AND C UNDERGO REDEVELOPMENT THAT IS SUBJECT TO THE STANDARDS OF THE TOD-M ZONING DISTRICT AS DESCRIBED BY THE OPTIONAL PROVISIONS ABOVE.

7. PARKING AND MANEUVERING RESTRICTIONS:

a. AS ALLOWED BY THE OPTIONAL PROVISIONS ABOVE THE EXISTING PARKING AND MANEUVERING FOR PARKING LOCATED IN THE SETBACKS AND BETWEEN THE PUBLIC STREETS AND EXISTING BUILDING ON DEVELOPMENT AREAS B AND C MY REMAIN UNTIL SUCH TIME AS DEVELOPMENT AREAS B AND C ARE REDEVELOPED.

8. ENVIRONMENTAL FEATURES:

a. THE SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

9. SIGNAGE:

a. SIGNAGE AS ALLOWED BY THE ORDINANCE MAY BE PROVIDED.

10. LIGHTING:

a. ALL NEW DETACHED AND ATTACHED LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING; LOW LANDSCAPE, DECORATIVE, SPECIALTY, AND ACCENT LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, OPEN SPACE/AMENITY AREAS, AND PARKING AREAS.

b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 15 FEET IN HEIGHT.

11. 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.

12. 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.

REVISIONS:

DATE: 02/22/2016  
DESIGNED BY: DAW  
DRAWN BY: DAW  
CHECKED BY: RJP  
SCALE: NTS  
PROJECT #: 1016020  
SHEET #:



2 Future Road Elevation  
Scale: 1" = 30'-0"

Elevation



2 Future Road Elevation  
Scale: 1" = 30'-0"

Elevation



1 Tremont Ave Elevation  
Scale: 1" = 30'-0"

Elevation



1 Tremont Ave  
Scale: 1" = 30'-0"

Perspective

**NOTE:**  
THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING THAT MAY BE CONSTRUCTED ON THIS SITE. THE ACTUAL BUILDING CONSTRUCTED ON THIS SITE MAY VARY FROM THIS ILLUSTRATION AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED.

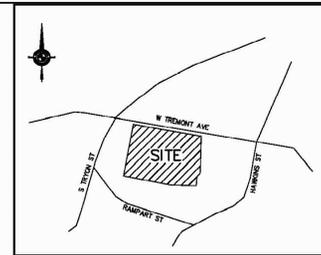
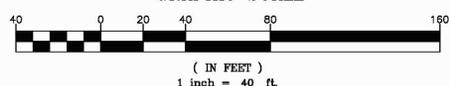
LINE LEGEND:

- PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
SIDEWALK EASEMENT
CHAIN LINK FENCE

BORING LEGEND:

- SOIL BORING LOCATION (SB)
GROUND WATER WELL LOCATION (MW)
INDOOR AIR SAMPLE

GRAPHIC SCALE



VICINITY MAP NOT TO SCALE

LEGEND:

- REG - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CLF - CHAIN LINK FENCE
C/NF - CONCRETE NAIL FOUND
CO - CLEAN OUT
CP - CALCULATED POINT
D.B. - DEED BOOK
DI - DROP INLET
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EOP - EDGE OF PAVEMENT
FH - FIRE HYDRANT
FV - FIRE VALVE
GVP - GUARD POST
GM - GAS METER
GV - GAS VALVE
GUT - GUT WIRE
LP - LIGHT POLE
M.B. - MAP BOOK
N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
NR - NEW IRON ROD
NW - NEW NAIL
ORHANG - OVERHANG
PB - POWER BOX
PM - POWER METER
P.O.B. - POINT OF BEGINNING
PP - POWER POLE
PG - PAGE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SSMH - SANITARY SEWER MANHOLE
TB - TELEPHONE BOX
TERR - TERRACOTTA PIPE
TU - TERMINUS UNKNOWN
TV - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

UTILITIES:

- POWER
DUKE POWER ENERGY
1-800-777-9888
TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-737-4500
WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 337-6064 SEWER
GAS
PIEDMONT NATURAL GAS CO.
1-800-732-7504
CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253



Know what's below. Call before you dig.

GPS CERTIFICATION:

- 1. JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: AU 10/000
(2) POSITIONAL ACCURACY: HORZ. N-0.0145; E-0.0005; VERT. -0.0200
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: JUNE 29, 2015
(5) DATUM/EPOCH: NAD83/NA83
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "MCDOWELL"
(7) GEOID MODEL: GEOID03(COUSA03)
(8) COMBINED GRID FACTORS: 0.99984487
(9) UNITS: US SURVEY FT

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO: 16-00233CH, EFFECTIVE DATE: DECEMBER 30, 2015

SCHEDULE B - II (EXCEPTIONS)

- 1. Defects, liens, encumbrances, adverse claims or other matter, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes or assessments for the year 2016, and subsequent years, not yet due or payable.
3. Any discrepancy, conflict, access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.
4. The correctness of the square footage/acreage computation contained in the description of the Land is not insured.
5. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Map Book 35, Page 332 and Map Book page (to be recorded).
6. Permanent Easement to the City of Charlotte recorded in Book 3307, page 321. (AFFECTS THE SUBJECT PROPERTY (AS SHOWN HERON))
7. Declaration of Easement recorded in Book 3750, page 622. (AFFECTS THE SUBJECT PROPERTY (AS SHOWN HERON))
8. Notice of Brownfields Property recorded in Book 3039, page 404. (AFFECTS THE SUBJECT PROPERTY (NOT PLOTTABLE))
9. Rights of tenants in possession, as tenants only, under unrecorded leases.

ALTA CERTIFICATION:

TO: POLLACK SHORES REAL ESTATE GROUP AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(i), 7c, 8, 9, 11a, 13, 15, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 14, 2016.

JUSTIN F. CLONINGER DATE
NCPLS L-4430
jcloninger@tpharr.com



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015. COMMUNITY PANEL NO: 370159 4543L (ZONE: X UNSHADDED). THIS SURVEY IS MADE THAT ON THE 14TH DAY OF JANUARY 2016, AND THESE RESULTS WERE OBTAINED UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR. UNLESS OTHERWISE SPECIFIED, THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SUBJECT PROPERTY AND THE ADJACENT AREAS TO DETERMINE IF THERE ARE ANY ELEVATIONS OR OBSTRUCTIONS THAT WOULD AFFECT THE FLOOD HAZARD DATA. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SUBJECT PROPERTY AND THE ADJACENT AREAS TO DETERMINE IF THERE ARE ANY ELEVATIONS OR OBSTRUCTIONS THAT WOULD AFFECT THE FLOOD HAZARD DATA. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SUBJECT PROPERTY AND THE ADJACENT AREAS TO DETERMINE IF THERE ARE ANY ELEVATIONS OR OBSTRUCTIONS THAT WOULD AFFECT THE FLOOD HAZARD DATA.

LEGAL DESCRIPTION:

THAT CERTAIN PARCEL OF LAND, SITUATED, LYING AND BEING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN EXISTING IRON ROD, SAID POINT BEING LOCATED AT A SOUTHWEST CORNER OF THE VIRGINIA L. HARGRAVE PROPERTY AS DESCRIBED IN DEED BOOK 18790, PAGE 600 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE AFORESAID VIRGINIA L. HARGRAVE PROPERTY THE FOLLOWING 2 COURSES AND DISTANCES: 1) IN 0°04'04" E A DISTANCE OF 23.38 FEET TO A CALCULATED POINT, 2) N 88°07'21" W A DISTANCE OF 99.66 FEET TO A NEW IRON ROD SAID POINT BEING LOCATED ON A NORTHERN LINE OF THE RAM CAPITOL, LLC, PROPERTY AS DESCRIBED IN DEED BOOK 18798, PAGE 438 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE AFORESAID NEW IRON ROD SAID POINT BEING LOCATED AT A NORTHEAST CORNER OF THE SINKOE BROS PROPERTY AS DESCRIBED IN DEED BOOK 24236, PAGE 433 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE AFORESAID SINKOE BROS PROPERTY N 79°23'43" W CROSSING A NEW IRON ROD AT A DISTANCE OF 321.16 FEET FOR A TOTAL DISTANCE OF 411.16 FEET TO AN EXISTING IRON PIPE, SAID POINT BEING LOCATED AT A SOUTHEAST CORNER OF THE NED M. HINSON PROPERTY AS DESCRIBED IN DEED BOOK 3869, PAGE 392 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE AFORESAID NED M. HINSON PROPERTY N 10°40'35" E A DISTANCE OF 494.41 FEET TO A PUNCH HOLE IN CONCRETE, SAID POINT BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF W. TREMONT AVE., THENCE WITH THE SOUTHERN RIGHT-OF-WAY OF W. TREMONT AVE. S 89°07'50" E CROSSING A PUNCH HOLE IN CONCRETE AT A DISTANCE OF 99.66 FEET FOR A TOTAL DISTANCE OF 631.42 FEET TO AN EXISTING IRON ROD, SAID POINT BEING LOCATED AT THE NORTHWEST CORNER OF THE JOSEPH R. COLE SR. PROPERTY AS DESCRIBED IN 11595, PAGE 128, AND THE VIRGINIA L. HARGRAVE PROPERTY AS DESCRIBED IN DEED BOOK 18790, PAGE 600 OF THE MECKLENBURG COUNTY REGISTRY THE FOLLOWING 3 COURSES AND DISTANCES: 1) S 01°48'01" W A DISTANCE OF 350.86 FEET TO AN EXISTING NAIL, 2) S 46°56'57" W A DISTANCE OF 42.03 FEET TO AN EXISTING IRON, 3) S 84°03'23" W A DISTANCE OF 85.60 FEET TO THE POINT OF BEGINNING, CONTAINING 355.548 SQ. FT. (8.101 ACRES) AS SHOWN ON A SURVEY BY R.B. PHARR AND ASSOCIATES P.A. DATED JANUARY 14, 2016 (MAP FILE W-3468B/PROJECT NO. 84382).

NOTES:

- 1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "MCDOWELL", ELEVATION = 681.79', NAVD 88.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.

AREA 335.548 SQ. FT. OR 7.7031 ACRES

Table with 2 columns: REVISIONS and ALTA/ACSM LAND TITLE SURVEY PREPARED FOR: POLLACK SHORES REAL ESTATE GROUP. Includes details for R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING, 480 HAWTHORNE LANE, CHARLOTTE, NC 28204.

REVISIONS:
DATE: 02/22/2016
DESIGNED BY: DAW
DRAWN BY: DAW
CHECKED BY: RBP
SCALE: AS SHOWN
PROJECT #: 1016020
SHEET #: RZ-4.0

TREMONT SITE
REZONING DOCUMENTS
POLLACK SHORES | CHARLOTTE, NORTH CAROLINA
SURVEY

PETITION NO. 2016-XXX

LandDesign
223 N Graham Street, Charlotte, NC 28202
V: 704-333-0225 F: 704-333-3746
www.LandDesign.com

2016-068

I. REZONING APPLICATION  
CITY OF CHARLOTTE

Petition #: 2016-  
Date Filed: 2/22/2016  
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: The Pritchard Memorial Baptist Church of Charlotte, Mecklenburg County, North Carolina

Owner's Address: 1117 South Boulevard City, State, Zip: Charlotte, NC 28203

Date Property Acquired: November 9, 1988

Property Address: 1121 S. Caldwell Street, Charlotte, NC

Tax Parcel Number: 123-02-201

Current Land Use: Size (Acres): ± 1.03

Existing Zoning: O-2 Proposed Zoning: MUDD-O

Overlay: (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Solomon Fortune, Alan Goodwin, Kent Main, Kathy Cornnett.

Date of meeting: 8/5/15 & 2/17/16

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

For Conditional Rezonings Only:  
Requesting a vesting period exceeding the 2 year minimum? [X]Yes [ ]No. Number of years (maximum of 5):  
Purpose/description of Conditional Zoning Plan: To allow the development of the Site with a joint use parking deck for Pritchard Memorial Baptist Church and the Dowd YMCA.

Jeff Brown  
Keith MacVean

Name of Rezoning Agent

Moore & Van Allen, PLLC  
100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-1144 (JB) 704-348-1925 (JB)  
704-331-3531 (KM) 704-378-1954 (KM)

Telephone Number Fax Number

jeffbrown@mvalaw.com keithmacvean@mvalaw.com

E-mail Address

See Attachment A

Signature of Property Owner

(Name Typed/Printed)

YMCA of Greater Charlotte, Inc.  
Attn: Scott Krueger

Name of Petitioner

400 East Morehead Street  
Address of Petitioner

Charlotte, NC 28202

City, State, Zip

704-716-6236  
Telephone Number Fax Number

Scott.krueger@ymcacharlotte.org

E-mail Address

See Attachment B

Signature of Petitioner

(Name Typed/Printed)

**ATTACHMENT A**

REZONING PETITION NO. [2016-\_\_\_\_\_] **YMCA of Greater Charlotte, Inc.**

PETITIONER JOINDER AGREEMENT  
**The Pritchard Memorial Baptist Church of  
Charlotte, Mecklenburg County, North Carolina**

The undersigned, as the owner of the parcel of land located at 1121 S. Caldwell Street, Charlotte, NC that is designated as Tax Parcel No. 123-02-201 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcels from the O-2 zoning district to the MUDD-O zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 21 day of February, 2016.

**The Pritchard Memorial Baptist Church of  
Charlotte, Mecklenburg County, North Carolina**

By: Walter F. Mizelle  
WALTER F. MIZELLE,  
as Trustee of The Pritchard Memorial Baptist  
Church of Charlotte, Mecklenburg County, North  
Carolina

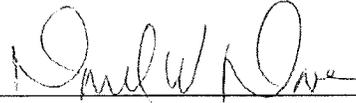
**ATTACHMENT B**

**YMCA OF GREATER CHARLOTTE, INC.**

PETITIONER:

**YMCA of Greater Charlotte, Inc.,**  
a North Carolina non-profit corporation, f/k/a  
Young Men's Christian Association of Greater  
Charlotte, a North Carolina non-profit corporation

By:

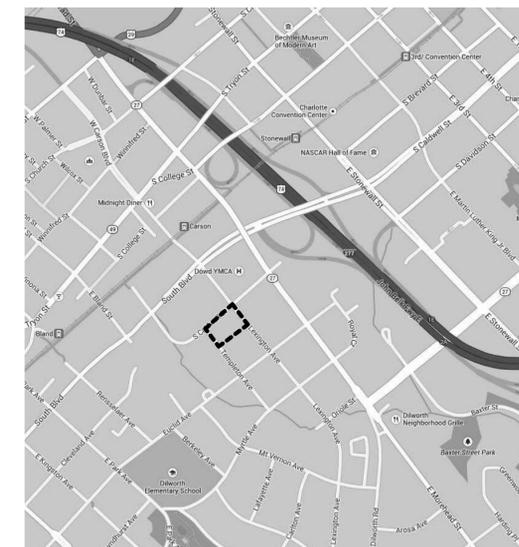


Name:

DAVID W. DOVE

Title:

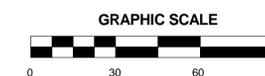
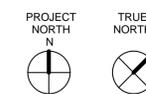
SVP/CFO



VICINITY MAP  
NTS

SITE DEVELOPMENT DATA

- Acreage:** ± 1.03 acres
- Tax Parcel #s:** 123-022-01
- Existing Zoning:** O-2
- Proposed Zoning:** MUDD-O
- Existing Use:** Surface Parking
- Proposed Uses:** A parking structure and non-residential uses all as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the MUDD zoning district (all as more specifically described and restricted in Section 3).
- Maximum Gross Square Feet of Development:** As permitted by right and under prescribed conditions in the MUDD-O zoning district.
- Maximum Building Height:** Maximum building height of four (4) stories, not to exceed [60] feet. Building height to be measured per the Ordinance.
- Parking:** As required by the Ordinance.



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REVISIONS:

No.	Description	Date

PROJECT: 9600-124760  
DATE: 22 FEBRUARY 2016  
DRAWN BY: dmb  
CHECKED BY: JMW

TECHNICAL DATA SHEET

RZ-1

PETITION # 2016-000

**Dowd YMCA - Pritchard Memorial Church  
Development Standards  
02/22/16  
Rezoning Petition No. 2016-000**

**Site Development Data:**

- Acreage: ± 1.03 acres
- Tax Parcel #: 123-022-01
- Existing Zoning: O-2
- Proposed Zoning: MUDD-O
- Existing Uses: Surface parking lot.
- Proposed Uses: A parking structure and non-residential uses all as permitted by right, under prescribed conditions, and by the Optional provisions below, together with accessory uses, as allowed in the MUDD zoning district (all as more specifically described and restricted below in Section 3).
- Maximum Gross Square Feet of Development: A parking structure and up to 17,000 square feet of gross floor area devoted to non-residential uses as allowed by right and under prescribed conditions in the MUDD zoning district. The allowed non-residential uses to be located on the ground floor of the parking deck.
- Maximum Building Height: Maximum building height of four (4) stories, not to exceed (60) feet. Building height to be measured per the Ordinance.
- Parking: As required by the Ordinance.

**1. General Provisions:**

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other site plan sheets form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by YMCA of Greater Charlotte, Inc. ("Petitioner") to accommodate the development of a parking structure with ground floor non-residential uses (non-residential uses to be built in the future) on an approximately 1.03 acre site located on Caldwell Street between Lexington Avenue and Templeton Avenue (the "Site").
- 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, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.

- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Permissible Building 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 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 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, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
  - i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
  - ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks, side or rear yards) indicated on Sheet RZ-1; or
  - iii. modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited one (1). 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.

**2. Optional Provisions**

- The following optional provisions shall apply to the Site:
- a. To not require doorways to be recessed into the face of the building(s) when the width of the sidewalk is at least 10 feet and to not require doorways to be recessed when sliding glass doors or roll up doors are used to provide access.
  - b. To allow the area between the required sidewalk and the edge of the building to be used as an outdoor exercise studio as generally depicted on the Rezoning Plan.
- 3. Permitted Uses, Development Area Limitations:**
- a. The principal building constructed on the Site may be developed with a parking structure with up to 17,000 square feet of gross floor area devoted to non-residential uses as permitted by right, under prescribed conditions and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district.
  - b. The allowed non-residential uses will be located on the ground floor of the proposed parking structure.
  - c. If the allowed non-residential uses are not constructed as part of the initial construction of the parking structure, the proposed parking deck will be constructed in such a way as to allow for ground floor area of the deck along Caldwell Street and Templeton Avenue to be retrofitted to allow non-residential uses in the future. This will be accomplished by the installation of removable precast panels to allow for future aluminum/glass storefront, as well as installing a sewer line, water line, and mechanical & electrical conduit to accommodate future tenant build-out within the parking structure and on the ground floor area of the deck facing Caldwell Street and Templeton Avenue.
  - d. Until the ground floor level of the parking structure facing Caldwell Street and Templeton Avenue is developed with non-residential uses, and in order to activate the Caldwell and Templeton Streetscapes, the ground level of the parking structure facing Caldwell Street and a portion of Templeton Avenue will be designed as an outdoor exercise studio. Portions of the parking structure building walls facing Caldwell and Templeton Avenue will be designed as an outdoor exercise studio with work out stations and equipment mounted and placed along the building walls as generally depicted on the Rezoning Plan. The outdoor exercise studio will be located behind the sidewalk and will have a minimum depth of 10 feet. Additional workout stations may also be located at the rear of the building as part of an improved sidewalk and open space area located at the rear of the building as generally depicted on the Rezoning Plan.

**4. Access:**

- a. Access to the Site will be from Lexington and Templeton Avenues as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
- b. The alignment of the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

**5. Streetscape, Landscaping Open Space and Screening:**

- a. Twenty 20 foot setbacks will be established along Lexington and Templeton Avenues and Caldwell Street as measured from the existing back of curb of each street, as generally depicted on the Rezoning Plan.
- b. Along Caldwell Street and Templeton Avenue the portions of parking structure will be setback an additional 10 feet from the back of the sidewalk where the proposed outdoor exercise studio will be located as generally depicted on the Rezoning Plan.
- c. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided along Caldwell Street as generally depicted on the Rezoning Plan.
- d. An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along Lexington and Templeton Avenues as generally depicted on the Rezoning Plan.
- e. An improved open space "Gathering Courtyard" will be provided at the intersection of Lexington Avenue and Caldwell Street as generally depicted on Sheet RZ-4 of the Rezoning Plan.
- f. The area between the rear of the parking structure and the eastern property boundary will be improved with a six (6) foot sidewalk, and landscaping, to create an attractive open space area that can be used as a continuation of the outdoor exercise studio.
- g. Meter banks will be screened where visible from public view at grade level.
- h. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.

**6. Building Elevations:**

- a. The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).
- b. The proposed parking structure will be designed to have a brick masonry exterior, and the openings into the deck will be filled with decorative grills as generally depicted on the Rezoning Plan.

**7. Environmental Features:**

- a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will comply with the Tree Ordinance.

**8. Signage:**

- a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.
- b. On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance.

**9. Lighting:**

- a. All new attached and detached lighting shall be fully shielded downwardly directed and full off fixture type lighting excluding tower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site, except street lights located along public streets, will be limited to 12 feet in height.

**10. 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 or portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.



**Outdoor Fitness - 10' zone between Sidewalk & Parking Deck**



**PRITCHARD LOT  
PARKING DECK**



227 WEST TRADE STREET SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
TEL. 704.333.6686 FAX 704.333.2926  
WWW.LS3P.COM

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**REVISIONS:**

No.	Description	Date

PROJECT: 9600-124760  
DATE: 22 FEBRUARY 2016  
DRAWN BY: dmb  
CHECKED BY: JMW

**DEVELOPMENT  
STANDARDS**

**RZ-2**

PETITION # 2016-000

**REZONING SUBMITTAL**

C:\Users\slaviburnum\Documents\ARCH\_9600-124760\_PITCHARD\_PARKING DECK\_2015.dwg\slaviburnum.rvt 2/22/2016 12:28:14 PM



PRITCHARD MEMORIAL BAPTIST CHURCH

DOWD YMCA

S. CALDWELL ST.

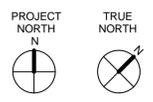
TEMPLETON AVE.

LEXINGTON AVE.

MARSH APARTMENTS

500 E. MOREHEAD

**DISCLAIMER**  
 SCHEMATIC PLAN ONLY. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY TO ILLUSTRATE THE GENERAL ARRANGEMENT OF BUILDINGS, SETBACK, ACCESS, AND PARKING FOR THE SITE. THE EXACT LOCATION AND DETAILS OF THE SITE DESIGN WILL BE ESTABLISHED DURING THE DEVELOPMENT REVIEW PROCESS BUT WILL BE GUIDED BY THIS SCHEMATIC PLAN. PROPOSED PLANTING PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS.



C:\Users\davidburn\Documents\ARCH\9600-124760\_PITCHARD\_PARKING DECK\_2015.dwg\davidburn.rvt 2/22/2016 12:28:15 PM



PRITCHARD LOT PARKING DECK



227 WEST TRADE STREET SUITE 700  
 CHARLOTTE, NORTH CAROLINA 28202  
 TEL. 704.333.6686 FAX 704.333.2926  
 WWW.LS3P.COM

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REVISIONS:

No.	Description	Date

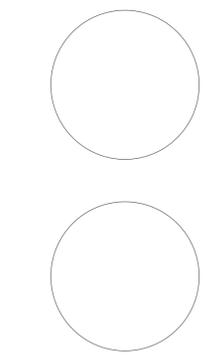
PROJECT: 9600-124760  
 DATE: 22 FEBRUARY 2016  
 DRAWN BY: dmb  
 CHECKED BY: JMW

CONCEPTUAL SITE PLAN

**RZ-3**

PETITION # 2016-000

REZONING SUBMITTAL



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REVISIONS:

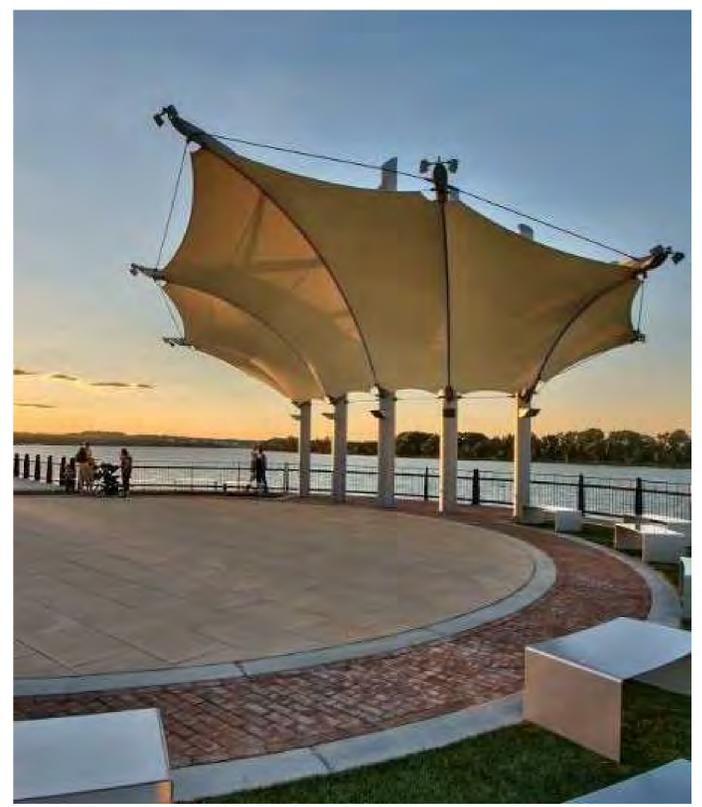
No.	Description	Date

PROJECT: 9600-124760  
DATE: 22 FEBRUARY 2016  
DRAWN BY: dmb  
CHECKED BY: JMW

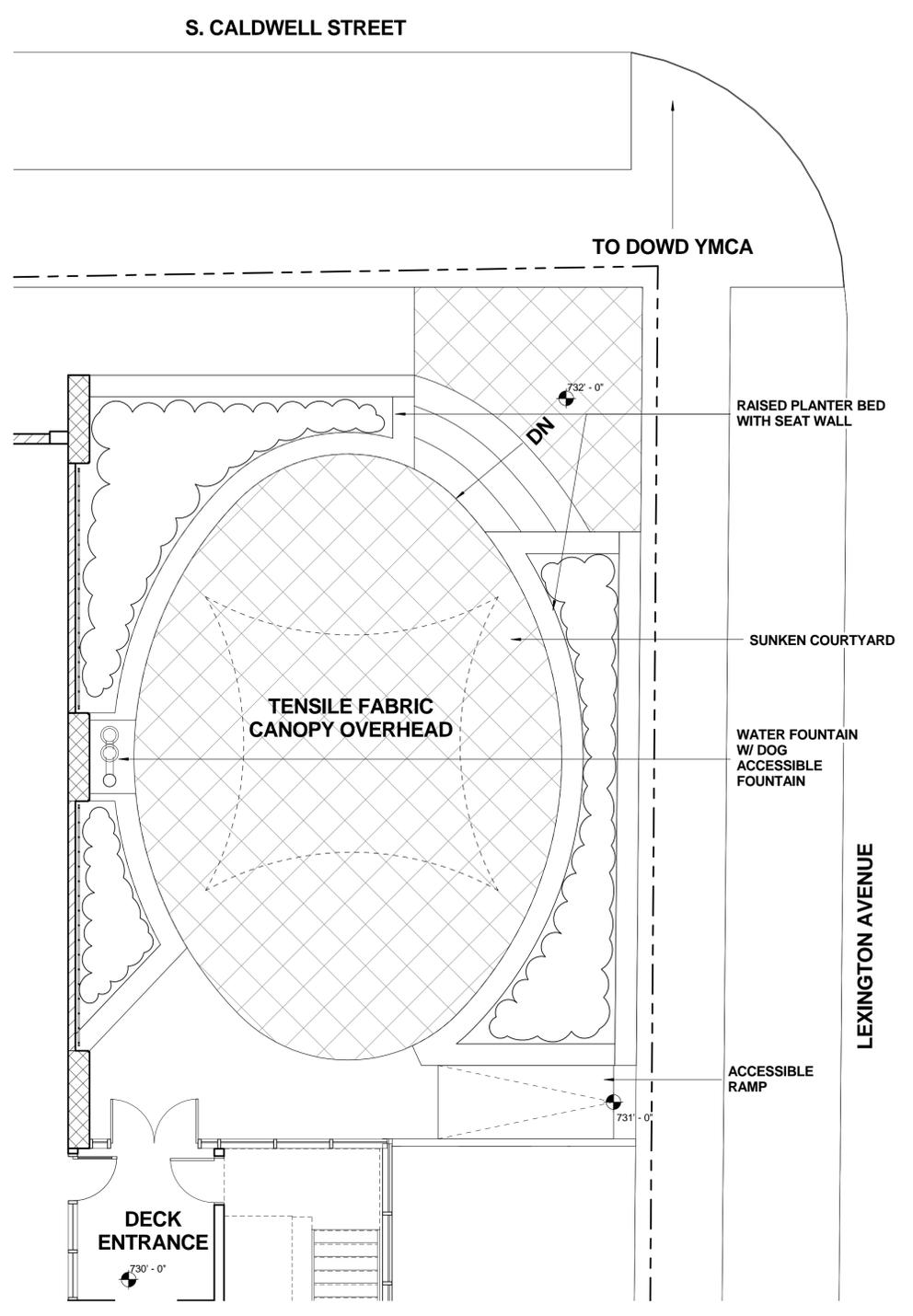
GATHERING COURTYARD

RZ-4

PETITION # 2016-000

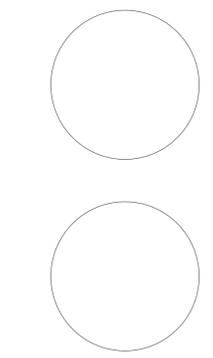


PRECEDENT IMAGES



1 ENLARGED PLAN - GATHERING COURTYARD  
3/16" = 1'-0"

C:\Users\davidburn\Documents\ARCH\9600-124760\_PITCHARD\_PARKING DECK\_2015\_davidburn.rvt  
2/22/2016 12:28:15 PM



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REVISIONS:

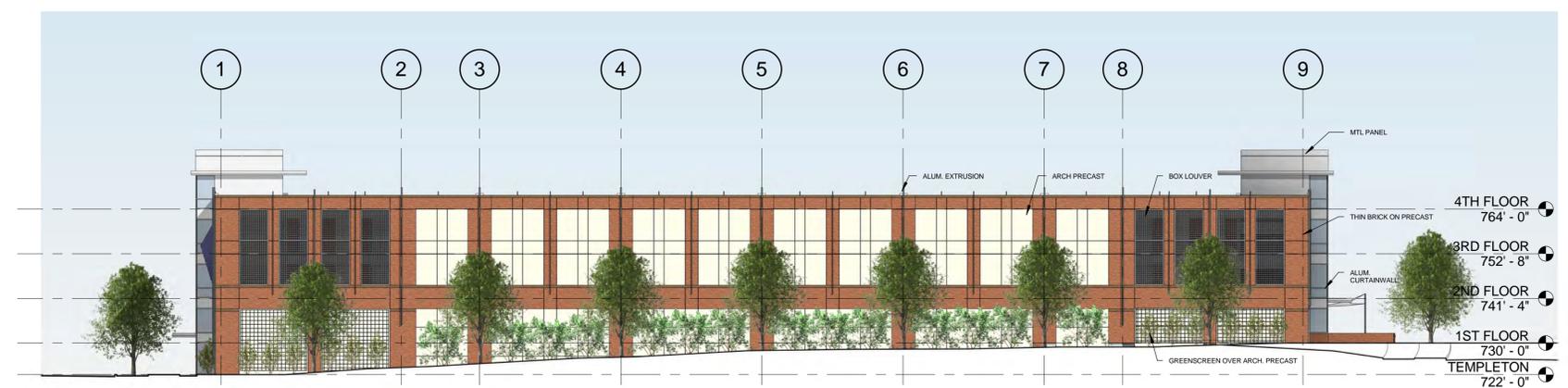
No.	Description	Date

PROJECT: 9600-124760  
DATE: 22 FEBRUARY 2016  
DRAWN BY: dmb  
CHECKED BY: JMW

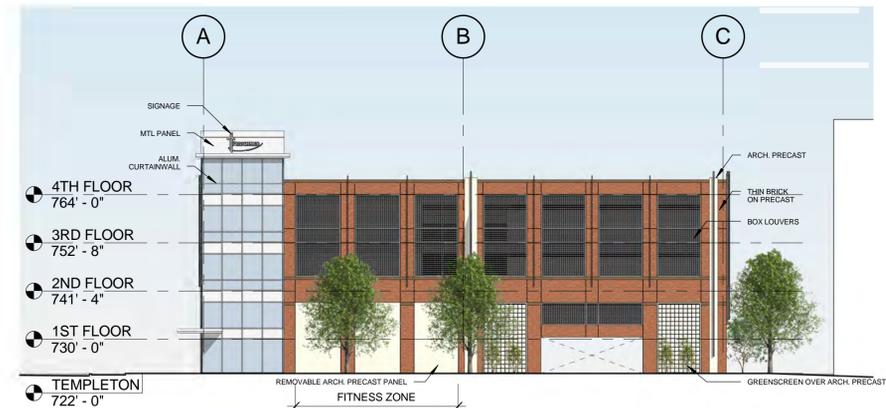
CONCEPTUAL  
ELEVATIONS

RZ-5

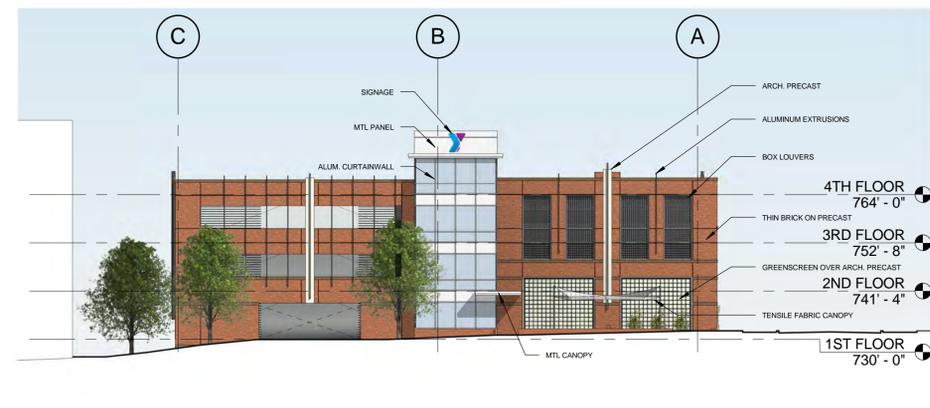
PETITION # 2016-000



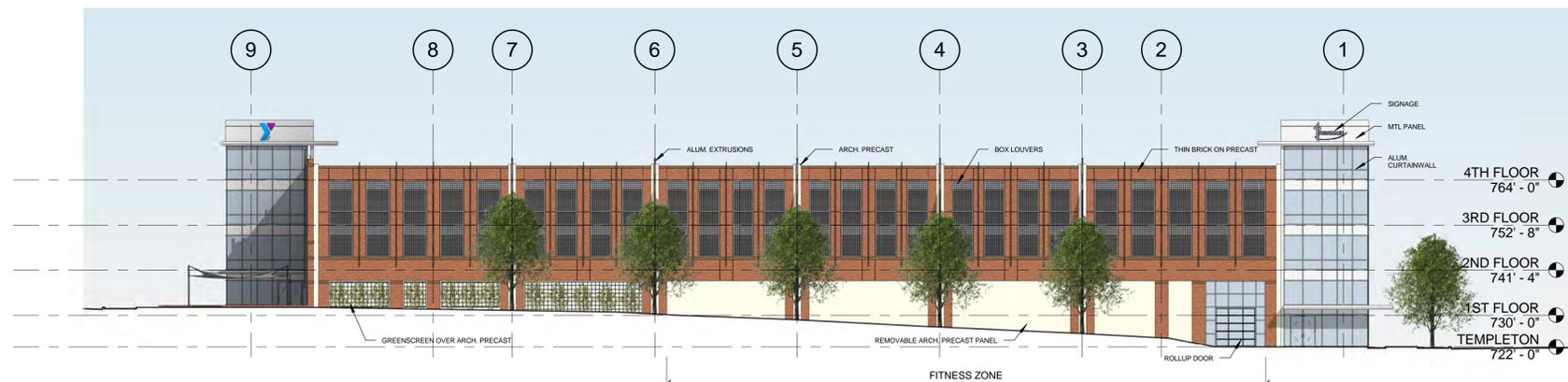
MARSH ELEVATION



TEMPLETON ELEVATION



LEXINGTON ELEVATION



S. CALDWELL ELEVATION



DISCLAIMER  
THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

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2/22/2016 12:30:38 PM



S. CALDWELL ELEVATION - OUTDOOR FITNESS



CORNER OF S. CALDWELL & LEXINGTON

**DISCLAIMER**

THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

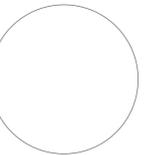
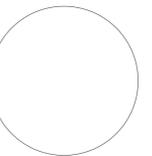
YMCA OF  
GREATER  
CHARLOTTE



PRITCHARD LOT  
PARKING DECK



227 WEST TRADE STREET SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
TEL. 704.333.6686 FAX 704.333.2926  
WWW.LS3P.COM



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**REVISIONS:**

No.	Description	Date

PROJECT: 9600-124760  
DATE: 22 FEBRUARY 2016  
DRAWN BY: dmb  
CHECKED BY: JMW

CONCEPTUAL  
ELEVATIONS

**RZ-6**

PETITION # 2016-000

REZONING SUBMITTAL

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

2016-069

Petition #:	_____
Date Filed:	<u>2/22/2016</u>
Received By:	<u>Rf</u>

**Complete All Fields (Use additional pages if needed)**

Property Owner: See Exhibit A attached hereto

Owner's Address: See Exhibit A attached hereto City, State, Zip: See Exhibit A

Date Property Acquired: See Exhibit A attached hereto

Property Address: See Exhibit A attached hereto

Tax Parcel Number(s): 081-064-11 and 081-064-12

Current Land Use: Industrial Size (Acres): +/- .83 acres

Existing Zoning: I-2 Proposed Zoning: TOD-M

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Sonja Sanders, Mandy Vari, Monica Holmes and Rick Grochoske

Date of meeting: February 12, 2016

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezoning Only:**

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): \_\_\_\_\_

Purpose/description of Conditional Zoning Plan: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

John Carmichael (Robinson Bradshaw)  
Name of Rezoning Agent

101 N. Tryon Street, Suite 1900  
Agent's Address

Charlotte, NC 28246  
City, State, Zip

704-377-8341  
Telephone Number Fax Number

jcarmichael@rbh.com  
E-Mail Address

See Attached Joinder Agreements  
Signature of Property Owner

\_\_\_\_\_  
(Name Typed / Printed)

White Point Paces Properties, LLC (c/o Jay Levell)  
Name of Petitioner(s)

4064 Colony Road, Suite 430  
Address of Petitioner(s)

Charlotte, NC 28211  
City, State, Zip

704-761-6448  
Telephone Number Fax Number

jay@whitepointpartners.com  
E-Mail Address

See Attached Signature Page  
Signature of Petitioner

\_\_\_\_\_  
(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by White Point Paces Properties, LLC

Property Owner Information, Acquisition Dates and Property Addresses

**I. Property Owner Information and Acquisition Dates**

**Tax Parcel No. 081-064-11**

Thomas R. Hunter and spouse, Linda T. Hunter  
Carroll E. Hunter and spouse, Barbara O. Hunter  
P.O. Box 5324  
Charlotte, NC 28226

Date Property Acquired: March 23, 2001

**Tax Parcel No. 081-064-12**

Thomas R. Hunter  
Carroll E. Hunter  
P.O. Box 5324  
Charlotte, NC 28226

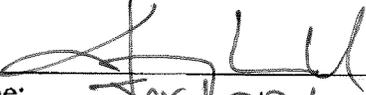
Date Property Acquired: May 19, 1994

**II. Addresses of Parcels**

516 Belmont Avenue and 1018 North Caldwell Street

Signature of Petitioner

**WHITE POINT PACES PROPERTIES, LLC**

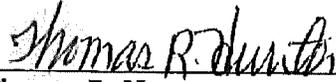
By:   
Name: JAY LEWIS  
Title: MANAGER

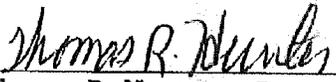
Date: February 21, 2016

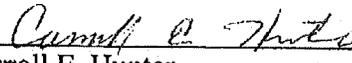
**REZONING APPLICATION  
WHITE POINT PACES PROPERTIES, LLC, PETITIONER  
JOINDER AGREEMENT**

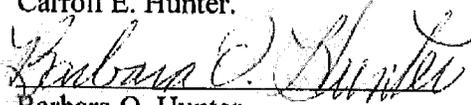
The undersigned, as the owners of that parcel of land subject to the attached Rezoning Application filed by White Point Paces Properties, LLC that is designated as Tax Parcel No. 081-064-11 on the Mecklenburg County Tax Maps (the "Site"), hereby join in this Rezoning Application and consent to the change in zoning for the Site to the TOD-M zoning district.

This \_\_\_\_\_ day of February, 2016.

  
\_\_\_\_\_  
Thomas R. Hunter.

  
\_\_\_\_\_  
Thomas R. Hunter, as Personal Representative of  
the Estate of Linda T. Hunter

  
\_\_\_\_\_  
Carroll E. Hunter.

  
\_\_\_\_\_  
Barbara O. Hunter

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**

Petition #: <u>2016-070</u>
Date Filed: <u>2/22/2016</u>
Received By: <u>[Signature]</u>

**Complete All Fields (Use additional pages if needed)**

Property Owner: Ronald J. Withrow, and William R. Culp, Jr., Trustees of The Withrow Children's GST Irrevocable Trust One f/b/o Ronald J. Withrow, dated 2/28/00

Owner's Address: c/o Withrow Capital Inc., 1341 East Boulevard, Suite 201, Charlotte, NC

Tax Parcel Numbers; Property Addresses; and Date Properties Acquired:

<u>Tax Parcel Number</u>	<u>Property Address</u>	<u>Date Property Acquired</u>	<u>Total Acres</u>
025-10-222	[vacant land]	1/29/16	0.13
025-10-225	10121 Forest Drive	4/14/15	0.52
025-10-226	10133 Forest Drive	4/14/15	0.76
025-10-227	10205 Forest Drive	4/14/15	0.44
025-10-228	10215 Forest Drive	6/18/15	0.54
025-10-234	[vacant land]	6/18/15	2.21
025-10-401	[vacant land]	6/18/15	1.33
025-10-403	10128 Forest Drive	4/14/15	0.49
025-10-404	10116 Forest Drive	5/11/15	0.46
025-10-405	10106 Forest Drive	5/11/15	0.56
025-10-406	[vacant land]	6/18/15	0.49
025-10-407	[vacant land]	6/18/15	0.47
025-10-501	10208 Forest Drive	4/14/15	0.97
025-10-502	[vacant land]	4/14/15	0.79
025-10-503	8900 Bonnie Circle	6/18/15	1.10
025-10-504	8830 Bonnie Circle	6/18/15	0.57
025-10-505	8822 Bonnie Circle	6/18/15	0.66
025-10-506	8814 Bonnie Circle	6/18/15	1.45
025-10-509	10002 Forest Drive	6/18/15	2.809
025-10-510	10014 Forest Drive	6/18/15	1.907
025-10-538	9600 Dolley Todd Drive	9/24/15	0.3
025-10-539	[vacant land]	9/24/15	0.58
025-29-115	[vacant land]	9/24/15	0.068

Current Land Use: Vacant & a single-family house Size (Acres): \* 21.68

Existing Zoning: R-3 Proposed Zoning: UR-3(CD)

Overlay: \_\_\_\_\_  
(Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Claire Lyte-Graham, Alberto Gonzalez, Gran Meacci, and Josh Weaver.

Date of meeting: 12/01/15

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezoning Only:**

Requesting a vesting period exceeding the 2 year minimum?  Yes  No. Number of years (maximum of 5):     

Purpose/description of Conditional Zoning Plan: To allow the development of the Site with a second phase of the Woodfield Northlake Apartments.

[signatures on following page]

**Jeff Brown**  
**Keith MacVean**

Name of Rezoning Agent

**Moore & Van Allen, PLLC**  
**100 N. Tryon Street, Suite 4700**

Agent's Address

**Charlotte, NC 28202**

City, State, Zip

**704-331-1144 (JB)**

**704-348-1925 (JB)**

**704-331-3531 (KM)**

**704-378-1954 (KM)**

Telephone Number

Fax Number

**jeffbrown@mvalaw.com keithmacvean@mvalaw.com**

E-mail Address

**See Attachment A**

Signature of Property Owner

(Name Typed/Printed)

**Woodfield Acquisitions, LLC**

**Attn: Chad M. Hagler**

Name of Petitioner

**313 Rocklyn Place**

Address of Petitioner

**Charlotte, NC 28209**

City, State, Zip

**704-560-2793**

Telephone Number

Fax Number

**chagler@wfinvest.net**

E-mail Address

**See Attachment B**

Signature of Petitioner

(Name Typed/Printed)

**ATTACHMENT A**

REZONING PETITION NO. [2016-\_\_\_\_\_] **Woodfield Acquisitions, LLC**

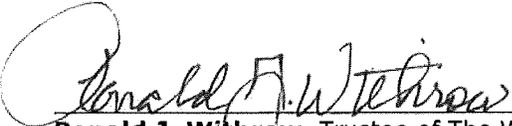
PETITIONER JOINDER AGREEMENT  
**Ronald J. Withrow, and William R. Culp, Jr., Trustees of  
The Withrow Children's GST Irrevocable Trust One  
f/b/o Ronald J. Withrow, dated 2/28/00**

The undersigned, as the owner of the following parcels of land located at:

(a) [vacant land]	Parcel No. 025-10-222
(b) 10121 Forest Drive	Parcel No. 025-10-225
(c) 10133 Forest Drive	Parcel No. 025-10-226
(d) 10205 Forest Drive	Parcel No. 025-10-227
(e) 10215 Forest Drive	Parcel No. 025-10-228
(f) [vacant land]	Parcel No. 025-10-234
(g) [vacant land]	Parcel No. 025-10-401
(h) 10128 Forest Drive	Parcel No. 025-10-403
(i) 10116 Forest Drive	Parcel No. 025-10-404
(j) 10106 Forest Drive	Parcel No. 025-10-405
(k) [vacant land]	Parcel No. 025-10-406
(l) [vacant land]	Parcel No. 025-10-407
(m) 10208 Forest Drive	Parcel No. 025-10-501
(n) [vacant land]	Parcel No. 025-10-502
(o) 8900 Bonnie Circle	Parcel No. 025-10-503
(p) 8830 Bonnie Circle	Parcel No. 025-10-504
(q) 8822 Bonnie Circle	Parcel No. 025-10-505
(r) 8814 Bonnie Circle	Parcel No. 025-10-506
(s) 10002 Forest Drive	Parcel No. 025-10-509
(t) 10014 Forest Drive	Parcel No. 025-10-510
(u) 9600 Dolley Todd Drive	Parcel No. 025-10-538
(v) [vacant land]	Parcel No. 025-10-539
(w) [vacant land]	Parcel No. 025-29-115

which are all subject to the attached Rezoning Application (collectively, the "Parcels"), hereby joins in this Rezoning Application and consents to the change in zoning for the Parcels from the R-3 zoning district to the UR-3(CD) zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This \_\_\_\_\_ day of \_\_\_\_\_, 2016.

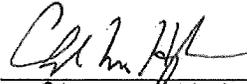
  
**Ronald J. Withrow**, Trustee of The Withrow  
Children's GST Irrevocable Trust One f/b/o  
Ronald J. Withrow, dated 2/28/00

**ATTACHMENT B**

**Woodfield Acquisitions, LLC**

PETITIONER:

**Woodfield Acquisitions, LLC,**  
a North Carolina limited liability company

By:   
Name: Chad M. Hagler  
Its: Authorized Representative

REZONING  
PETITION #  
2016-XXX

FOR PUBLIC HEARING

WOODFIELD NORTHLAKE PHASE 2  
CHARLOTTE, NORTH CAROLINA

WOODFIELD INVESTMENTS, LLC  
3328 LANDERWOOD DRIVE  
CHARLOTTE, NC 28210  
704.560.2793

TECHNICAL  
DATA PLAN

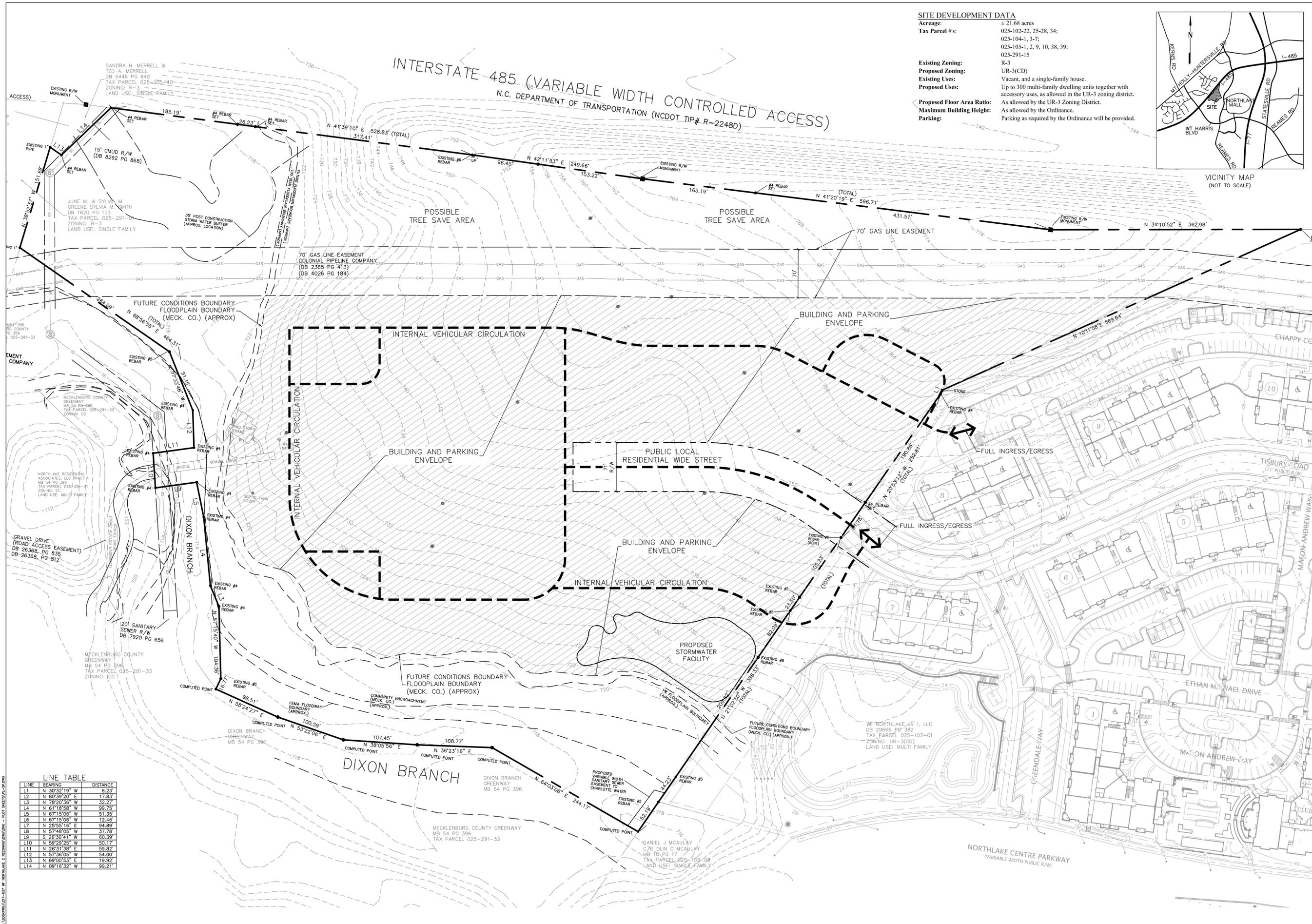
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PROJECT #: 217-037  
DRAWN BY: BG  
CHECKED BY: BS

FEBRUARY 22, 2016

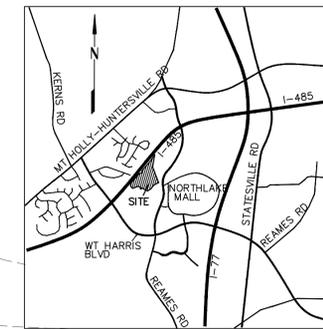
REVISIONS:

RZ1.00



SITE DEVELOPMENT DATA

Acreage: = 21.68 acres  
Tax Parcel #'s: 025-102-22, 25-28, 34;  
025-104-1, 3-7;  
025-105-1, 2, 9, 10, 38, 39;  
025-291-15  
Existing Zoning: R-3  
Proposed Zoning: UR-3(CD)  
Existing Uses: Vacant, and a single-family house.  
Proposed Uses: Up to 300 multi-family dwelling units together with accessory uses, as allowed in the UR-3 zoning district.  
Proposed Floor Area Ratio: As allowed by the Ordinance.  
Maximum Building Height: As allowed by the Ordinance.  
Parking: Parking as required by the Ordinance will be provided.



VICINITY MAP  
(NOT TO SCALE)

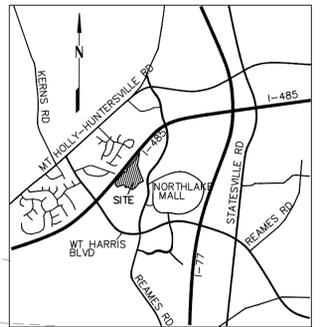
LINE TABLE

LINE	BEARING	DISTANCE
L1	N 30°32'19" W	6.23'
L2	N 80°39'20" E	17.83'
L3	N 78°20'36" W	32.27'
L4	N 61°18'58" W	99.70'
L5	N 67°15'06" W	51.35'
L6	N 67°15'06" W	12.46'
L7	N 25°55'16" E	94.89'
L8	N 57°48'05" W	37.78'
L9	S 26°30'41" W	60.39'
L10	N 59°29'25" W	50.17'
L11	N 26°31'38" E	59.82'
L12	N 57°36'05" W	54.00'
L13	N 69°00'53" E	19.92'
L14	N 09°16'32" W	99.21'

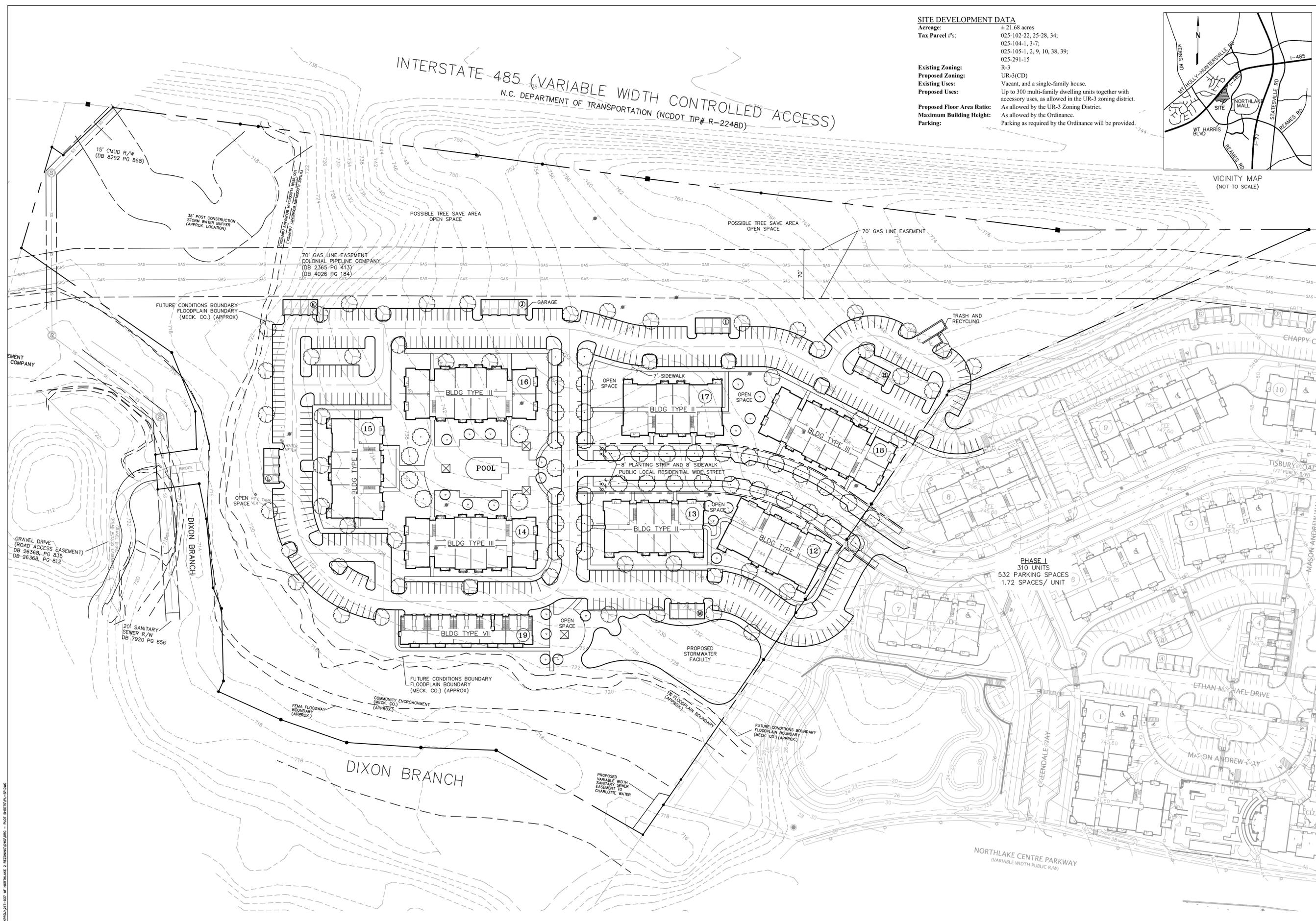
**INTERSTATE 485 (VARIABLE WIDTH CONTROLLED ACCESS)**  
 N.C. DEPARTMENT OF TRANSPORTATION (NCDOT TIP# R-2248D)

**SITE DEVELOPMENT DATA**

**Acreage:** ± 21.68 acres  
**Tax Parcel #s:** 025-102-22, 25-28, 34;  
 025-104-1, 3-7;  
 025-105-1, 2, 9, 10, 38, 39;  
 025-291-15  
**Existing Zoning:** R-3  
**Proposed Zoning:** UR-3(CD)  
**Existing Uses:** Vacant, and a single-family house.  
**Proposed Uses:** Up to 300 multi-family dwelling units together with accessory uses, as allowed in the UR-3 zoning district. As allowed by the UR-3 Zoning District.  
**Proposed Floor Area Ratio:** As allowed by the Ordinance.  
**Maximum Building Height:** As allowed by the Ordinance.  
**Parking:** Parking as required by the Ordinance will be provided.



VICINITY MAP  
(NOT TO SCALE)



**dr**  
**DESIGN**  
**RESOURCE**  
**GROUP**

LANDSCAPE ARCHITECTURE  
 CIVIL ENGINEERING  
 TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
 704.343.0608  
 www.drgrp.com

**REZONING**  
**PETITION #**  
**2016-XXX**

FOR PUBLIC HEARING

**WOODFIELD NORTHLAKE PHASE 2**  
 CHARLOTTE, NORTH CAROLINA

**WOODFIELD INVESTMENTS, LLC**  
 3328 LANDERWOOD DRIVE  
 CHARLOTTE, NC 28210  
 704.560.2793

**SCHEMATIC**  
**SITE PLAN**

30 0 30 60  
 SCALE: 1" = 60'

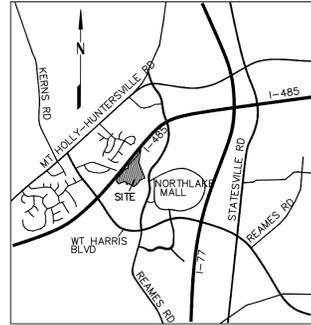
PROJECT #: 217-037  
 DRAWN BY: BG  
 CHECKED BY: BS

FEBRUARY 22, 2016

REVISIONS:

**SITE DEVELOPMENT DATA**

**Acreage:** ± 21.68 acres  
**Tax Parcel #s:** 025-102-22, 25-28, 34;  
025-104-1, 3-7;  
025-105-1, 2, 9, 10, 38, 39;  
025-291-15  
**Existing Zoning:** R-3  
**Proposed Zoning:** UR-3(CD)  
**Existing Uses:** Vacant, and a single-family house.  
**Proposed Uses:** Up to 300 multi-family dwelling units together with accessory uses, as allowed in the UR-3 zoning district.  
**Proposed Floor Area Ratio:** As allowed by the UR-3 Zoning District.  
**Maximum Building Height:** As allowed by the Ordinance.  
**Parking:** Parking as required by the Ordinance will be provided.



VICINITY MAP  
(NOT TO SCALE)

**DEVELOPMENT STANDARDS**

1. General Provisions:
  - a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Woodfield Investments, LLC ("Petitioner") to accommodate the development of a multi-family residential community on approximately 21.68 acre site located between Northlake Centre Parkway and I-485, north of Madison Square Place (the "Site").
  - 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 the regulations established under the Ordinance for the UR-3 zoning classification shall govern.
  - c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan shall 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 will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
2. Permitted Uses & Development Area Limitation:
  - a. The Site may be developed with up to 300 multi-family residential dwelling units, together with accessory uses allowed in the UR-3 zoning district.
  3. Access and Transportation:
    - a. Access to the Site will be from Tisbury Road, a public street constructed as part of Northlake Phase I in the manner generally depicted on the Rezoning Plan.
    - b. The Petitioner extend and terminate Tisbury Road into the Site as a public street built to Residential Wide Street standards as generally depicted on the Rezoning Plan.
    - c. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
    - d. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.
  4. Architectural Standards, Court Yards/Amenity Areas:

To further define the character of the buildings to be constructed on the site, the Petitioner will include the following elements or features:

    - a. At least 30% of the portions of the building exteriors located below the roof line (excluding areas devoted to windows, doors, balconies, architectural accents and signage) shall be composed of a combination of brick, stone, artificial stone, and/or stone or similar masonry products.
    - b. No vinyl, EIFS, or Masonite will be used for siding materials but vinyl may be used for soffit, and trim including window and door trim.
    - c. Except for buildings with a flat roof and parapet walls, principal roof pitch will be no less than 5:12. Roof ridge lines will be articulated to avoid the appearance of a large monolithic roof structure.
    - d. Balcony railings, if appropriate to the design, will be of durable prefinished material and will not be painted pressure treated lumber.
    - e. Roofing materials will be architectural fiberglass composite shingles and roof vents and features will be painted to match the roof color.
    - f. Buildings will be designed so that no more than 20 feet of blank wall will be constructed along the frontage of a public or private street.
    - g. The Petitioner reserves the right to combine or relocate building locations so long as the total number of

Since the project has not undergone the design development and construction 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, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
- ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. Number of Buildings Principal and Accessory. The total number of principal buildings to be developed on the Site shall not exceed 10. 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 located on the Site.
- e. Parking layouts for surface parking may be modified to accommodate final building locations and parking spaces may be located within the development area boundaries to the extent permitted by the Ordinance. Sidewalks depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for the development on Site but specific locations of sidewalks maybe subject to variations that do not materially change the design intent depicted on the Rezoning Plan.
- f. Planned/Unified Development. The Site together with that certain site located adjacent to the Site and designated as Tax Parcel No. 025-103-01 (the "Northlake Phase I") shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and those depicted on the applicable conditional rezoning plan for the Adjacent Northlake Phase I Site. As such, 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 site elements located on the Site and the Adjacent Northlake Phase I Site. The Petitioner and/or owner(s) of the Site and the Adjacent Northlake Phase I Site reserve the right to subdivide the portions or all of the Site and the Adjacent Northlake Phase I Site and create lots within the interior of the Site and the Adjacent Northlake Phase I 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 and of the Adjacent Northlake Phase I Site shall be adhered to and all FAR or unit maximum requirements will be regulated by any development limitations set forth in Section 2 below as to the Site and in the applicable conditional rezoning plan as to the Adjacent Northlake Phase I Site, taken as a whole and not individual portions or lots located therein.

- buildings is not increased.
- h. Buildings will be designed with façade articulation to break up wall mass and to create variety in the character of the façade.
    - i. Main windows will be arranged to avoid large masses of glass and will be designed so as to be taller than they are wide. This will not apply to minor windows such as for bathrooms, stairways and architectural accent.
    - j. All building entrances will be connected to the on-site and/or public street sidewalk network.
    - k. On site directional signage will be designed to reflect the architectural character and materials of the principal buildings.
  - l. Building facades may incorporate vertical elements and material changes to break up the mass of the building walls.
  - m. Meter banks will be screened from adjoining properties and from Carmel Road.
  - n. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
    - o. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.
  5. Yards, and Landscaping:
    - a. Yards and setbacks as required by the Ordinance and as indicated on the Rezoning Plan will be provided.
    - b. The Petitioner will arrange and construct buildings such that an average of 70% of the total public street frontage on the site, exclusive of driveways and pedestrian access points, is fronted by buildings.
    - c. Screening requirements of the Ordinance will be met.
    - d. Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way of Carmel Road.
    6. Environmental Features:
      - a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
        - b. 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. The two storm water management facility locations labeled as "potential" if not utilized for storm water management will be improved as open space areas or tree save areas.
      - c. The Site will comply with the Tree Ordinance.
      - d. All utilities within the Site will be placed underground.
    7. Lighting:
      - a. Freestanding lighting on the site will utilize full cut-off luminaries and will be limited to 25' in height within parking areas and to 20' in height along public and private streets.
      8. Signage:
        - a. Signage as allowed by Ordinance may be provided.
      9. 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 of Chapter 6 of the Ordinance.
      10. 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 under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208  
704.343.0608  
www.drgrp.com

REZONING  
PETITION #  
2016-XXX

FOR PUBLIC HEARING

WOODFIELD NORTHLAKE PHASE 2  
CHARLOTTE, NORTH CAROLINA

WOODFIELD INVESTMENTS, LLC  
3328 LANDERWOOD DRIVE  
CHARLOTTE, NC 28210  
704-560-2793

DEVELOPMENT  
STANDARDS

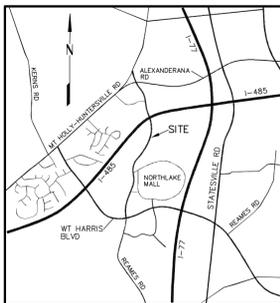
PROJECT #: 217-037  
DRAWN BY: BG  
CHECKED BY: BS

FEBRUARY 22, 2016

REVISIONS:

# INTERSTATE 485 (VARIABLE WIDTH CONTROLLED ACCESS)

N.C. DEPARTMENT OF TRANSPORTATION (NCDOT TIP # R-2248D)



VICINITY MAP



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 30°32'19" W	6.23'
L2	N 80°39'20" E	17.83'
L3	N 78°20'36" W	32.27'
L4	N 61°18'58" W	99.75'
L5	N 67°15'06" W	51.35'
L6	N 67°15'06" W	12.46'
L7	N 25°55'16" E	94.89'
L8	N 57°48'05" W	37.78'
L9	S 26°30'41" W	60.39'
L10	N 59°29'25" W	50.17'
L11	N 26°31'38" E	59.82'
L12	N 57°36'05" W	54.00'
L13	N 69°00'53" E	19.92'
L14	N 09°16'32" W	99.21'

- GENERAL NOTES:**
- BOUNDARY SURVEY IS BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED IN FIELD ON DATE(S) OF SURVEY.
  - NORTH ORIENTATION IS BASED ON NORTH CAROLINA STATE PLANE GRID COORDINATE SYSTEM (NAD-83).
  - ALL DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL AREAS WERE CALCULATED USING THE COORDINATE METHOD.
  - THE LOCATIONS OF UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON ABOVE GROUND VISIBLE APPURTENANCES.
  - A PORTION OF SUBJECT PROPERTY SHOWN HEREON IS GRAPHICALLY LOCATED IN A DESIGNATED ZONE A SPECIAL FLOOD HAZARD AREA AS SHOWN ON COMMUNITY PANEL NUMBER 3710454800 J, EFFECTIVE DATE MARCH 2, 2009.



**AREA SUMMARY:**  
 TOTAL AREA EXCLUDING ROAD R/W 18.871 ACRES.  
 TOTAL AREA INCLUDING ROAD R/W 21.684 ACRES.

CITY OF CHARLOTTE  
 MECKLENBURG COUNTY, NORTH CAROLINA

COMPOSITE BOUNDARY SURVEY FOR:  
**WITHROW CAPITAL, INC.**

SURVEYED BY: MB,ED	SURVEY DATE(S): 11-15	PROJECT NUMBER: 15012
DRAWN BY: EG	PLAT DATE: 02-18	DRAWING NAME: 15012C008D
CHECKED BY: EG	DRAWING SCALE: 1"=60'	FIELD BOOK: 01-15

**LANDTEC**  
 SURVEYING & MAPPING

87 CROSS CENTER RD #253 OFFICE 704-483-3200  
 DENVER, NC 28037 FAX 704-483-3202

TO WITHROW CAPITAL, INC.:

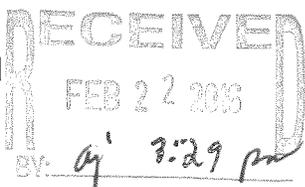
THIS IS TO CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOKS AS SHOWN, PAGES AS SHOWN); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN MAP BOOK 10, PAGE 269; THAT THE DATE OF FIELDWORK IS 11-15-00; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56-100).

*Edwin S. Gidley*  
 EDWIN S. GIDLEY 02-22-16  
 DATE

MECKLENBURG COUNTY GREENWAY MB 54 PG 396 TAX PARCEL 025-291-33

DANIEL J. MCCAULAY c/o OLIN O'CONNOR MB 10 PG 17 TAX PARCEL 025-103-08

**I. REZONING APPLICATION  
CITY OF CHARLOTTE**



Petition #:	<u>2016-071</u>
Date Filed:	<u>2/22/2016</u>
Received By:	<u>[Signature]</u>

**Complete All Fields (Use additional pages if needed)**

Property Owner: P&L Coliseum LP

Owner's Address: 3225 Cumberland Blvd, Suite 400 City, State, Zip: Atlanta, GA 30339

Date Property Acquired: 3/29/2006

Property Address: 2215 National Avenue, Charlotte, NC 28217

Tax Parcel Number(s): 143-131-09

Current Land Use: Vacant Size (Acres): +/- 3.28 acres

Existing Zoning: MUDD-O Proposed Zoning: MUDD-O (SPA)

Overlay: None (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting\* with: Alberto Gonzalez

Date of meeting: 02/17/16

(\*Rezoning applications will not be processed until a required pre-application meeting with a rezoning team member is held.)

**For Conditional Rezoning Only:**

Requesting a vesting period exceeding the 2 year minimum? Yes/No. Number of years (maximum of 5): Yes

Purpose/description of Conditional Zoning Plan: To modify re-zoning conditions to accommodate retail users.

Collin Brown and Bailey Patrick Jr.

Name of Rezoning Agent

Hearst Tower, 214 North Tryon Street, 47th Floor

Agent's Address

Charlotte, NC 28202

City, State, Zip

704-331-7531

Telephone Number

704-353-3231

Fax Number

Collin.brown@klgates.com / bailey.patrick@klgates.com

E-Mail Address

[Signature]

Signature of Property Owner

Richard Jersey

(Name Typed / Printed)

Aston Properties, Inc.

Name of Petitioner(s)

610 E. Morehead Street, Suite 100

Address of Petitioner(s)

Charlotte, NC 28202

City, State, Zip

704-319-4952

Telephone Number

704-365-3215

Fax Number

jmsmith@astonprop.com

E-Mail Address

[Signature]

Signature of Petitioner

L. Karen Partee

(Name Typed / Printed)

SITE PLAN AMENDMENT  
 PETITION NO. 2016 - 00  
 DEVELOPMENT STANDARDS  
 ASTON PROPERTIES, INC.

**SITE DEVELOPMENT DATA:**

ACREAGE: 3.28 ACRES  
 TAX PARCELS: 143-131-09  
 EXISTING ZONING: MUDD-O  
 PROPOSED ZONING: MUDD-O S.P.A.  
 EXISTING USES: VACANT  
 PROPOSED USES: UP TO 20,000 S.F. OF COMMERCIAL USES

**1. GENERAL PROVISIONS**

THESE DEVELOPMENT STANDARDS FORM PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE MUDD-O SITE PLAN AMENDMENT FILED BY ASTON PROPERTIES, INC. TO MODIFY SEVERAL PROVISIONS OF A MUDD-O REZONING PLAN WHICH WAS APPROVED BY THE CITY COUNCIL ON JANUARY 22, 2008 IN REZONING PETITION NO. 2007-082 FOR THE 159 ACRE CITY PARK DEVELOPMENT, AS THEREAFTER AMENDED ADMINISTRATIVELY FROM TIME TO TIME (HEREINAFTER THE "APPROVED PLAN").

THIS SITE PLAN AMENDMENT APPLIES ONLY TO THAT APPROXIMATELY 3.28 ACRE PART OF THE CITY PARK DEVELOPMENT WHICH IS BOUNDED BY WEST TYVOLA ROAD, CITY PARK DRIVE, NATIONAL AVENUE AND POTOMAC RIVER PARKWAY AND WHICH HAS BEEN DESIGNATED BY MECKLENBURG COUNTY AS TAX PARCEL 143-131-09 (THE "SITE"). SPECIFICALLY, THIS SITE PLAN AMENDMENT SEEKS TO MODIFY THE APPROVED PLAN TO ALLOW THE FOLLOWING CONDITIONS ON THE SITE WITHIN THE AREAS DEPICTED ON THE TECHNICAL DATA SHEET:

- NO RESTRICTIONS ON TYPES OF EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS.
- A DRIVE-THROUGH SERVICE WINDOW AS AN ACCESSORY TO A RESTAURANT USE.
- A DRIVE-THROUGH CIRCULATION LANE TO SERVE A FUTURE BUILDING WHICH WOULD BE LOCATED BETWEEN THE BUILDING ENVELOPE ESTABLISHED FOR PARCEL 2 AND TWO ADJACENT STREETS AT THE CORNER OF TYVOLA ROAD AND POTOMAC RIVER PARKWAY, ALL AS GENERALLY DEPICTED ON THE SITE'S TECHNICAL DATA SHEET WHICH FORMS A PART OF THIS REZONING PETITION (THE "SITE PLAN").
- GROUND MOUNTED SIGNAGE MAY EXCEED 36 SQUARE FEET AND 6 FEET IN HEIGHT, IN ORDER TO SERVE MULTIPLE BUILDINGS.

THE SITE PLAN AMENDMENT AND ACCOMPANYING TECHNICAL DATA SHEET SUPERSEDES ALL CONCEPTUAL SITE PLANS ASSOCIATED WITH THE APPROVED PLAN WHICH RELATE TO THE SITE AND IS INTENDED TO REFLECT THE SETBACKS, BUILDING ENVELOPES AND VEHICULAR ACCESS POINTS RELATED TO THE PROPOSED DEVELOPMENT ON THE SITE.

ALL PROVISIONS OF THE APPROVED PLAN NOT MODIFIED BY THIS SITE PLAN AMENDMENT SHALL REMAIN IN EFFECT AND CONTINUE TO BE BINDING.

**2. MUDD-O OPTIONAL PROVISIONS**

THE PETITIONER PROPOSES TO UTILIZE THE MUDD-O PROVISIONS OF THE ORDINANCE IN ORDER TO ACCOMMODATE THE FOLLOWING:

- A DEVIATION FROM THE APPROVED DEVELOPMENT STANDARDS FOR CITY PARK TO ALLOW ANOTHER DRIVE-THROUGH SERVICE WINDOW AS AN ACCESSORY TO AN EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENT (RESTAURANT) USE WITHIN PARCEL 1 IN ADDITION TO THE THOSE DRIVE-THROUGH USES CURRENTLY ALLOWED UNDER THE APPROVED PLAN AS AN ACCESSORY TO EACH OF THE FOLLOWING USES: A COFFEE SHOP, A BANK, A DRUG STORE, AND A DRY CLEANER.
- A DEVIATION TO ALLOW A DRIVE-THROUGH WINDOW AND A RELATED VEHICULAR CIRCULATION LANE TO BE LOCATED BETWEEN A BUILDING CONSTRUCTED WITHIN PARCEL 2 AND TYVOLA ROAD AND POTOMAC RIVER PARKWAY.
- A DEVIATION FROM THE SIGNAGE PROVISIONS SPECIFIED IN THE 2007 APPROVAL PLAN TO ALLOW A DETACHED, MONUMENT SIGN UP TO 10 FEET IN HEIGHT AND UP TO 75 FEET IN SIGN AREA, IN THE LOCATION GENERALLY DEPICTED ON THE SITE'S TECHNICAL DATA SHEET. THIS SIGN WILL SERVE TENANTS WITHIN THE AREAS IDENTIFIED AS PARCEL 2 AND PARCEL 3 (THIS SIGN SHALL BE PERMITTED IN ADDITION TO A SIGN FOR PARCEL 1 AS ALLOWED UNDER THE APPROVED PLAN WHICH PROVIDES FOR ONE MONUMENT SIGN FOR EACH BUILDING LOCATED WITHIN THE CITY PARK SITE, BUT LIMITS THEIR SIZE TO 6 FEET IN HEIGHT AND 36 SQUARE FEET IN SIGN AREA).

**3. PERMITTED USES AND MAXIMUM DEVELOPMENT**

THE SITE MAY BE DEVELOPED WITH UP TO 20,000 SQUARE FEET OF COMMERCIAL FLOOR AREA WITHIN UP TO THREE BUILDINGS. PERMITTED USES SHALL INCLUDE ALL PRINCIPAL AND ACCESSORY USES PERMITTED BY REZONING PETITION 2008-082 AS WELL AS THE ADDITIONAL DRIVE-THROUGH SERVICE WINDOW USE PERMITTED UNDER THE OPTIONAL PROVISIONS IN PARAGRAPH 2 ABOVE.

**4. TRANSPORTATION**

NO MODIFICATIONS TO THE APPROVED PLAN.

**5. ARCHITECTURAL STANDARDS**

IN ADDITION TO THE CONDITIONS IMPOSED BY THE APPROVED PLAN, THE FOLLOWING CONDITIONS SHALL APPLY TO THE DEVELOPMENT TAKING PLACE ON THE SITE:

- DRIVE THROUGH LANES LOCATED BETWEEN BUILDINGS AND TYVOLA ROAD AND POTOMAC RIVER PARKWAY MUST BE SCREENED FROM THOSE STREETS WITH LOW WALLS AND LOW ACCENT PLANTINGS. SUCH WALLS MAY BE BROKEN UP INTERMITTENTLY. HOWEVER, ALL WALLS MUST BE CONSTRUCTED OF MATERIALS GENERALLY COMPATIBLE WITH THE BUILDINGS TO WHICH THEY RELATE.
- THE DESIGN FOR DRIVE-THROUGH LANES CONSTRUCTED ON THE SITE MUST INCORPORATE AREAS FOR SAFE PEDESTRIAN CROSSING.
- ANY DRIVE-THROUGH SERVICE WINDOW LOCATED WITHIN PARCEL 1 MUST BE ORIENTED INTERNALLY TO THE SITE, AND THE DRIVE-THROUGH CIRCULATION LANES SERVICING THIS WINDOW MUST NOT BE LOCATED BETWEEN THAT BUILDING AND ADJACENT STREETS.

**6. STREETScape AND LANDSCAPING**

EXISTING STREET TREES, PLANTING STRIPS AND SIDEWALKS AROUND THE PERIMETER OF PARCEL SHALL REMAIN.

**7. ENVIRONMENTAL FEATURES**

NO MODIFICATIONS TO THE APPROVED PLAN.

**8. OPEN SPACE**

NO MODIFICATIONS TO THE APPROVED PLAN.

**9. FIRE PROTECTION**

NO MODIFICATIONS TO THE APPROVED PLAN.

**10. SIGNAGE**

SIGNAGE SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE, SUBJECT TO THE OPTIONAL PROVISIONS SET OUT ABOVE IN PARAGRAPH 2.

**11. LIGHTING**

NO MODIFICATIONS TO THE APPROVED PLAN.

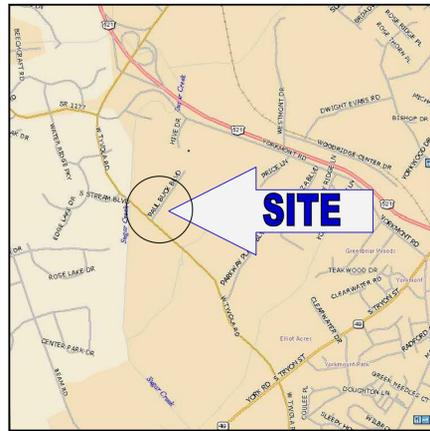
**12. AMENDMENTS TO REZONING PLAN**

FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

FURTHER ALTERATIONS OR MODIFICATIONS TO THE APPROVED PLAN FOR THE CITY PARK DEVELOPMENT WHICH, IN THE OPINION OF THE PLANNING DIRECTOR, SUBSTANTIALLY ALTER THE CHARACTER OF THE DEVELOPMENT OR SIGNIFICANTLY ALTER THE APPROVED TECHNICAL DATA SHEET FOR THE CITY PARK DEVELOPMENT OR ANY OF ITS CONDITIONS OR WHICH INCREASE THE INTENSITY OF DEVELOPMENT SHALL NOT BE DEEMED TO BE MINOR AND MAY ONLY BE MADE IN ACCORDANCE WITH THE PROVISIONS OF SUBSECTIONS 6.207(1) OR (2) OF THE ORDINANCE, AS APPLICABLE.

**13. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**

- IF THIS SITE PLAN AMENDMENT IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, 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.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



LOCATION MAP

**REZONING PETITION NO. 2016-00**

**SITE DEVELOPMENT DATA:**

ACREAGE: 3.28 ACRES  
 TAX PARCEL #: 143-131-09  
 EXISTING ZONING: MUDD-O  
 PROPOSED ZONING: MUDD-O S.P.A.  
 EXISTING USES: VACANT  
 PROPOSED USES: UP TO 20,000 S.F. OF COMMERCIAL USES

FUTURE DEVELOPMENT  
 P&L COLISEUM, LP  
 DB. 20205, PG. 242  
 PIN: 143-131-08  
 ZONED: MUDD-O

P&L COLISEUM, LP  
 DB. 20205, PG. 242  
 TRACT A2  
 MB. 54, PG. 416  
 PIN: 143-131-09  
 ZONED: MUDD-O

AREA:  
 142,763 SQ. FT.  
 OR 3.2774 ACRES

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	373.50'	57.92'	S38°45'15"W	57.86'	8°53'04"
C2	33.50'	46.95'	N02°55'32"E	43.20'	80°17'59"
C3	448.00'	68.10'	N38°43'16"E	68.03'	8°42'32"
C4	20.00'	31.42'	N79°22'00"E	28.28'	90°00'00"

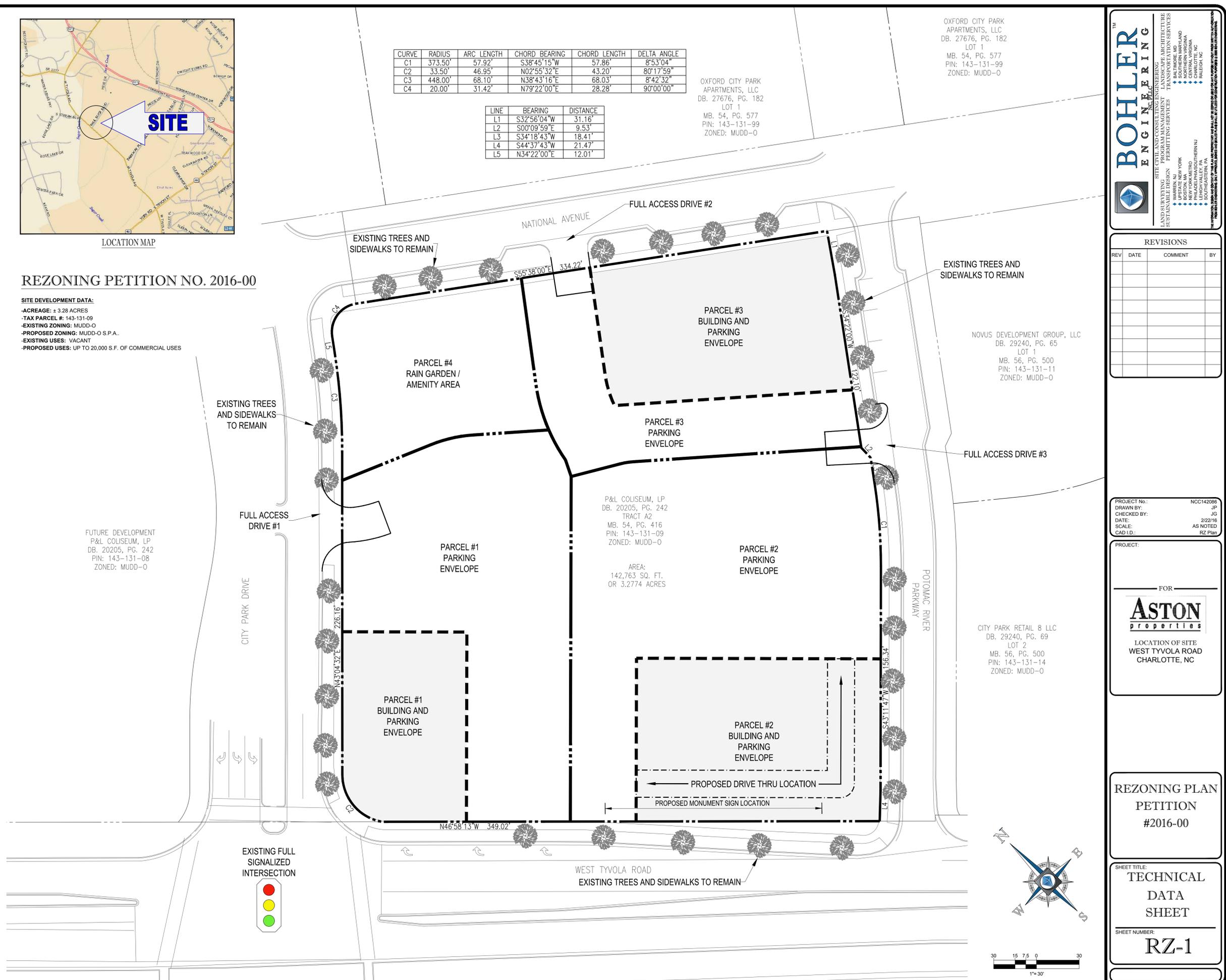
LINE	BEARING	DISTANCE
L1	S32°56'04"W	31.16'
L2	S00°09'59"E	9.53'
L3	S34°18'43"W	18.41'
L4	S44°37'43"W	21.47'
L5	N34°22'00"E	12.01'

OXFORD CITY PARK  
 APARTMENTS, LLC  
 DB. 27676, PG. 182  
 LOT 1  
 MB. 54, PG. 577  
 PIN: 143-131-99  
 ZONED: MUDD-O

OXFORD CITY PARK  
 APARTMENTS, LLC  
 DB. 27676, PG. 182  
 LOT 1  
 MB. 54, PG. 577  
 PIN: 143-131-99  
 ZONED: MUDD-O

NOVUS DEVELOPMENT GROUP, LLC  
 DB. 29240, PG. 65  
 LOT 1  
 MB. 56, PG. 500  
 PIN: 143-131-11  
 ZONED: MUDD-O

CITY PARK RETAIL 8 LLC  
 DB. 29240, PG. 69  
 LOT 2  
 MB. 56, PG. 500  
 PIN: 143-131-14  
 ZONED: MUDD-O



**BOHLER ENGINEERING**

SITE PLAN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, TRANSPORTATION SERVICES, LAND SURVEYING, PROGRAM MANAGER, PERMITTING SERVICES, SUSTAINABLE DESIGN

WARREN, NJ  
 BOSTON, MA  
 NEW YORK, NY  
 NEW YORK, NY  
 LEHIGH VALLEY, PA  
 SOUTH EASTERN, VA

**REVISIONS**

REV	DATE	COMMENT	BY

PROJECT No.: NOC142086  
 DRAWN BY: JP  
 CHECKED BY: JG  
 DATE: 2/22/16  
 SCALE: AS NOTED  
 CAD I.D.: RZ Plan

FOR  
**ASTON properties**  
 LOCATION OF SITE  
 WEST TYVOLA ROAD  
 CHARLOTTE, NC

**REZONING PLAN  
 PETITION  
 #2016-00**

SHEET TITLE:  
**TECHNICAL  
 DATA  
 SHEET**

SHEET NUMBER:  
**RZ-1**

