

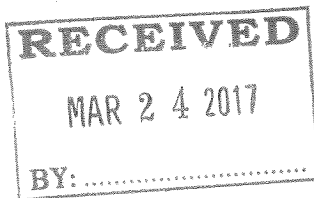
Rezoning Petition Packet

Petitions: 2017-077 through 2017-092

Petitions that were submitted by May 24, 2017

Staff Review Meeting: **May 18, 2017**

City Public Hearing: **To Be Determined**



**I. REZONING APPLICATION
CITY OF CHARLOTTE**

2017-077

Petition #:	_____
Date Filed:	3/24/2017
Received By:	BT

Complete All Fields (Use additional pages if needed)

Property Owner: TTR Investments, LLC

Owner's Address: 2000 West Morehead Street, Suite G City, State, Zip: Charlotte, NC 28208

Date Property Acquired: September 26, 2013

Property Address: 2000 West Morehead Street

Tax Parcel Number(s): 067-045-16

Current Land Use: Office/Warehouse Size (Acres): +/- 1.396 acres

Existing Zoning: I-1 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders, Grant Meaccl, Alberto Gonzalez et al.

Date of meeting: March 21, 2017

(*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): N/A

Purpose/description of Conditional Zoning Plan: To accommodate two principal buildings on the site that will together contain a maximum of 28,000 square feet of gross floor area that will be devoted to office uses. The buildings are existing structures that will be maintained on the site.

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@robinsonbradshaw.com
E-Mail Address

TTR INVESTMENTS, LLC
By: [Signature]
Signature of Property Owner

TRENT HASTON / PARTNER
(Name Typed / Printed)

TTR Investments, LLC (c/o Trent Haston)
Name of Petitioner(s)

2000 West Morehead Street, Suite G
Address of Petitioner(s)

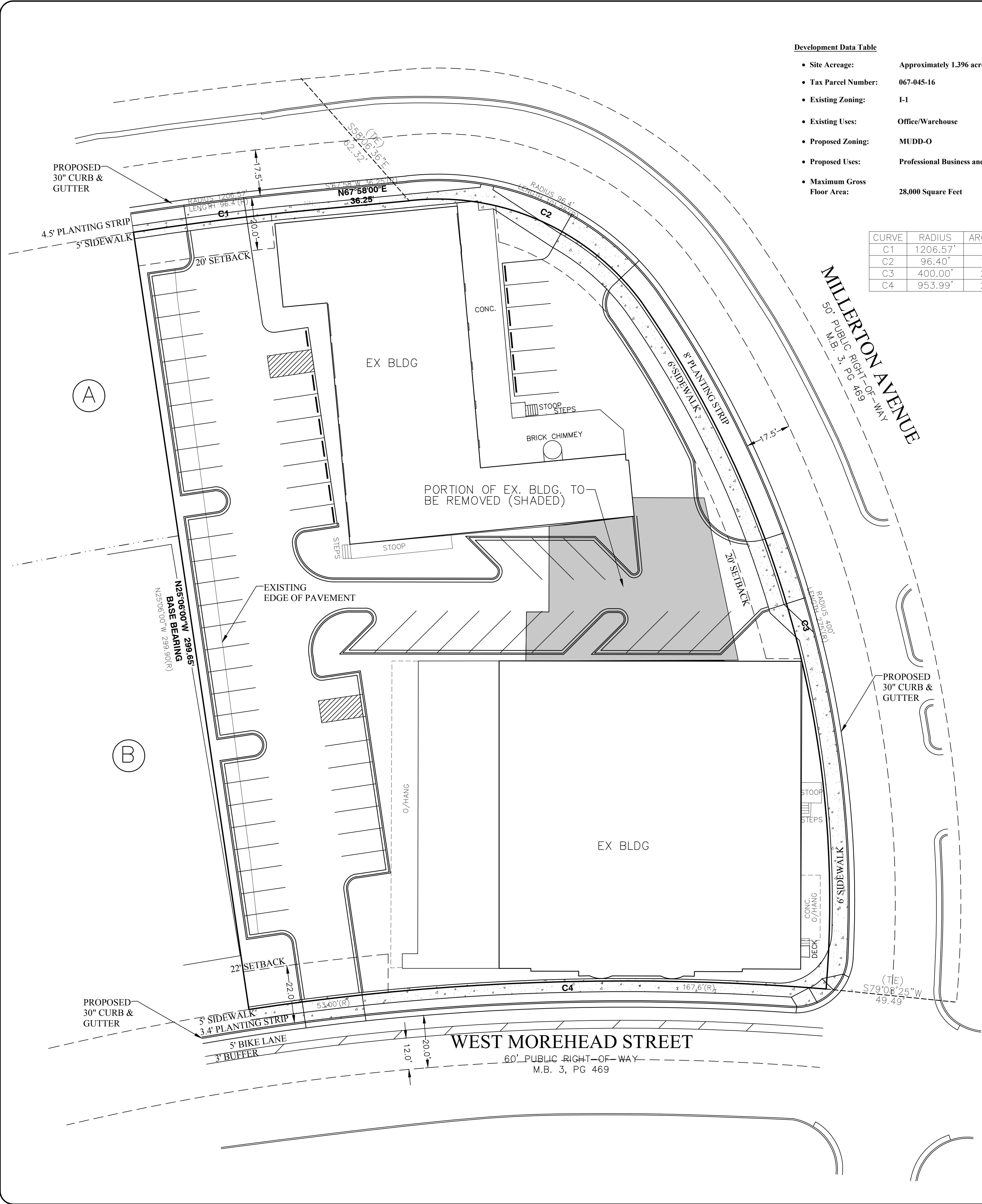
Charlotte, NC 28208
City, State, Zip

704-334-5477
Telephone Number Fax Number

trent.haston@andrewroby.com
E-Mail Address

TTR INVESTMENTS, LLC
By: [Signature]
Signature of Petitioner

TRENT HASTON / PARTNER
(Name Typed / Printed)



Development Data Table

- Site Acreage: Approximately 1.396 acres
- Tax Parcel Number: 067-045-16
- Existing Zoning: I-1
- Existing Uses: Office/Warehouse
- Proposed Zoning: MUDD-O
- Proposed Uses: Professional Business and General Office/Retail
- Maximum Gross Floor Area: 28,000 Square Feet

ADJACENT LANDOWNER SUMMARY

- A. TWRC, LLC
2016 WEST MOREHEAD ST
CHARLOTTE, NC 28208
067-045-18
Zoning: I-1
- B. TWRC, LLC
2016 WEST MOREHEAD ST
CHARLOTTE, NC 28208
067-045-15
Zoning: I-1

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1206.57'	69.60'	N66°14'38"E	69.59'
C2	96.40'	101.25'	S83°04'37"E	96.66'
C3	400.00'	276.70'	S31°41'18"E	271.22'
C4	953.99'	220.71'	S71°18'56"W	220.22'

DEVELOPMENT STANDARDS

March 27, 2017

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by TTR Investments, LLC (hereinafter referred to as the "Petitioner") for an approximately 1.396 acre site located on the northwest corner of the intersection of West Morehead Street and Millerton Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 067-045-16.
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.
- C. 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, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- D. The Site is currently improved with a single building. Petitioner intends to demolish portions of the existing building and create two freestanding buildings on the Site as generally depicted on the Rezoning Plan. The actual limits of demolition have not been determined and the actual portions of the building to be demolished may vary from what is generally depicted on the Rezoning Plan.
- E. A maximum of 2 principal buildings may be located on the Site.
- F. The existing building located on the Site shall be preserved except for those portions of the building that may be demolished to convert the existing building into two freestanding buildings. Notwithstanding the foregoing, alterations and renovations to the exterior portions of the building(s) shall be permitted, and additional portions of the building may be demolished or modified to create urban open space and outdoor plazas.
- G. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. OPTIONAL PROVISIONS

The optional provisions set out below shall apply to the development of the Site.

- A. Surface parking and vehicular maneuvering areas shall be permitted between the buildings located on the Site and the required setbacks from the adjacent public streets as generally depicted on the Rezoning Plan.
- B. The buildings located on the Site are existing structures. Accordingly, the buildings located on the Site shall not be required to meet the minimum setback requirements of the Ordinance.
- C. The sidewalks and planting strips to be installed along the Site's frontages on West Morehead Street and Millerton Avenue that are generally depicted on the Rezoning Plan shall be permitted.

3. PERMITTED USES/DEVELOPMENT LIMITATIONS

- A. The Site may only be devoted to the uses set out below.
- (1) Professional business and general office uses as described in the Ordinance.
- (2) Retail sales limited to uses permitted in the B-1 zoning district, provided, however, that the maximum gross floor area that may be devoted to retail sales shall be 2,000 square feet.
- (3) Any incidental or accessory uses associated with the uses described above that are permitted under the Ordinance in the MUDD zoning district.
- B. The total maximum gross floor area of the principal buildings located on the Site shall be 28,000 square feet.

4. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

5. STREETScape

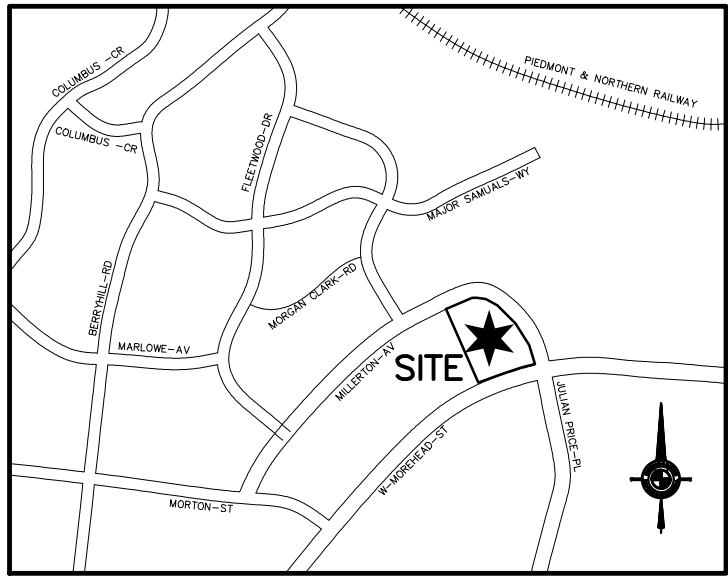
- A. Petitioner shall install planting strips and sidewalks along the Site's frontages on West Morehead Street and Millerton Avenue as generally depicted on the Rezoning Plan.

6. LIGHTING

- A. All newly installed freestanding lighting fixtures on the Site (excluding lower, decorative lighting that may be installed along the internal private drives and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any newly installed freestanding lighting fixture on the Site, including its base, shall not exceed 21 feet.
- C. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



VICINITY MAP
NOT TO SCALE

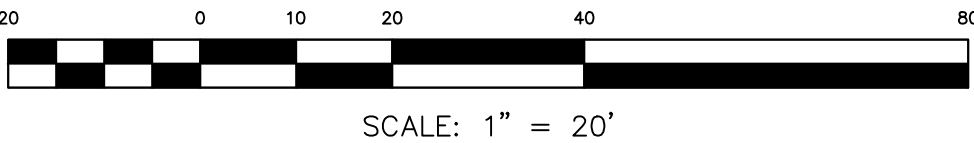
DATE	REV.	DRAWING SCALE	PROJECT DATE	PROJECT NUMBER	TASK	PHASE	FOOT DATE

GEOSCIENCE GROUP
Charlotte, NC 28213
80044 Union Road
www.geosciencegroup.com
Tel: 704.252.2051
Fax: 704.252.2051
NC PWS LICENSE C-27804

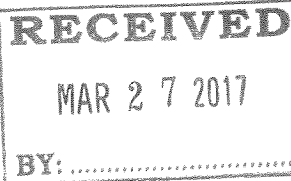
WEST MOREHEAD PROPERTY
CHARLOTTE, NORTH CAROLINA

REZONING PLAN

RZ
1



**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-078
Date Filed: 3/27/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Courtney E Parker

Owner's Address: 309 Camden Rd NE City, State, Zip: Atlanta, GA 30309

Date Property Acquired: 9/22/16

Property Address: 9008 N Lakebrook RD

Tax Parcel Number(s): 05322110

Current Land Use: ~~Single~~ Single Family Size (Acres): .19

Existing Zoning: R3 Proposed Zoning: O-1

Overlay: Lake Wylie - PA (Specify PED, Watershed, Historic District, etc.)

Required Rezoning Pre-Application Meeting* with: Alberto Gonzalez, Grant Henrici, Carlos Alzate
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

Fax Number

E-Mail Address

Signature of Property Owner

(Name Typed / Printed)

COURTNEY E Parker
Name of Petitioner(s)

309 CAMDEN RD NE
Address of Petitioner(s)

ATLANTA GA 30309
City, State, Zip

404-509-0795
Telephone Number

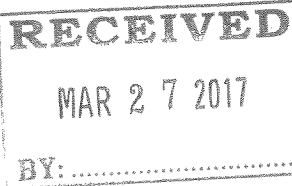
Fax Number

COURTEPARKER000GMAIL.COM
E-Mail Address

[Signature]
Signature of Petitioner

COURTNEY E Parker
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-029
Date Filed: 3/27/2017
Received By: Be

Complete All Fields (Use additional pages if needed)

Property Owner: MCKINNEY HOLDINGS NC II LLC

Owner's Address: 4574 CALHOUN MEMORIAL HWY City, State, Zip: EASLEY, SC 29640

Date Property Acquired: 09/29/2014

Property Address: 7226 N. TRYON STREET, CHARLOTTE NC

Tax Parcel Number(s): A PORTION OF PARCEL 049-141-20

Current Land Use: VACANT Size (Acres): 14.00

Existing Zoning: B-2 Proposed Zoning: TOD-M (CD)

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

Required Rezoning Pre-Application Meeting* with: SONJA STRAYHORN SANDERS

Date of meeting: 03-02-17

(*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: REZONING TO TOD-M (CD) WITH ROAD CONNECTIVITY CONDITIONS

DAVID J. MCKINNEY
Name of Rezoning Agent

1859 CAMBER WOODS DRIVE
Agent's Address

FORT MILL, SC, 29708
City, State, Zip

864-303-9696
Telephone Number

Fax Number

djmckinney59@gmail.com
E-Mail Address

David J. McKinney
Signature of Property Owner

DAVID J. MCKINNEY, MANAGER,
MCKINNEY HOLDINGS NC II, LLC

(Name Typed / Printed)

MCKINNEY HOLDINGS NC II LLC
Name of Petitioner(s)

4574 CALHOUN MEMORIAL HWY
Address of Petitioner(s)

EASLEY, SC 29640
City, State, Zip

800-841-0909
Telephone Number

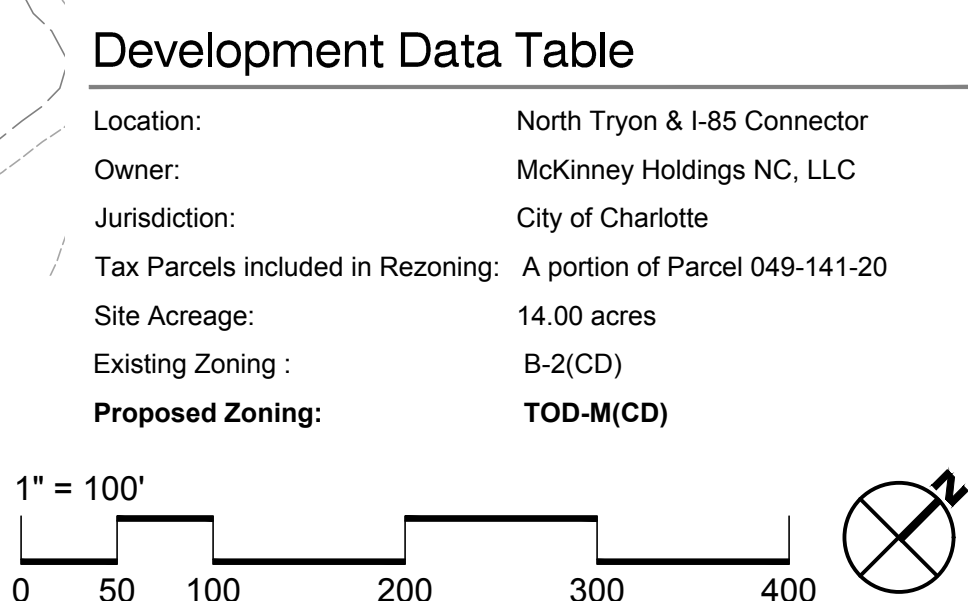
864-855-9425
Fax Number

N595tm@gmail.com
E-Mail Address

David J. McKinney
Signature of Petitioner

DAVID J. MCKINNEY, MANAGER,
MCKINNEY HOLDINGS NC II, LLC

(Name Typed / Printed)



The development and use of the site labeled "PROPERTY TO BE REZONED" will be governed by the plan ("Rezoning Plan") on which these Rezoning Notes appear, by the development standards set forth in these Rezoning Notes, and by the applicable provisions of the City of Charlotte Zoning Ordinance for the TOD-M district. Future amendments to the Rezoning Plan and/or these Rezoning Notes may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

- a. One connection to Sandy Avenue (Connection Point "A") within the approximate 117' of property frontage along Sandy Avenue. This connection will be made directly opposite of the intersection of Glenbrook Road with Sandy Avenue.
- b. One connection to the portion of tax parcel 049-141-20 which itself is not a part of this rezoning petition (Connection Point "B"). The alignment of this stub would be configured such as to provide future continuation through tax parcels 049-141-20 and 049-181-04, and to allow for the completion of the Avenue that was approved as a condition of Rezoning Petition 2016-074.
- c. One connection to the public road that was created with the approved land development plans for tax parcel 049-141-70 (Connection Point "C"). This will create a continuation of that previously approved and constructed roadway.

2. The proposed roadway layout within the "PROPERTY TO BE REZONED" will be governed based upon the following criteria:

- a. A continuous roadway will be created between Connection Point "A" and Connection Point "B". The roadway section for this roadway will be an Avenue with the following section:
 - i. Two 11' travel lanes, one in each direction, and a 10' center vegetated median, with breaks for turn lanes as needed.
 - ii. Two 5' bicycle lanes, one in each direction.
 - iii. 26" curb and gutter on each side of the street.
 - iv. 8' planting strips, and 8' sidewalks on both sides of the street.
 - v. Total right-of-way of 80'
- vi. No on-street parking will be required along this roadway.
- b. From Connection Point "C", a roadway will be constructed to intersect with the Avenue section as described in 2.a. This roadway will be constructed to match the existing road section as follows:
 - i. 57' right-of-way
 - ii. 5' sidewalk & utility easement adjacent to both sides of the right-of-way
 - iii. Two 15' travel lanes
 - iv. 2' 6" curb and gutter on both sides of the street
 - v. 8' planting strips on both sides of the street
 - vi. 8' sidewalks on both sides of the street.

3. All new roadways proposed here will be dedicated as public roads.

Proposed Roadway ■ ■ ■ ■

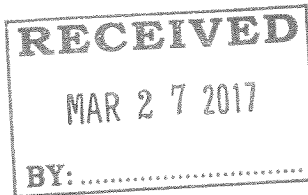
Proposed Connection Point ■ ■ ■ ■

DESIGN BY:	EGH	DATE:	3.24.2017
DRAWN BY:	EGH		3.24.2017
CHECKED BY:	JLM		3.24.2017
APPROVED BY:	JLM		3.24.2017

The first two steps are the most important. The first step is to identify the problem. The second step is to define the problem. The third step is to identify the causes of the problem. The fourth step is to identify the effects of the problem. The fifth step is to identify the stakeholders involved in the problem. The sixth step is to identify the resources available to solve the problem. The seventh step is to identify the constraints on the problem. The eighth step is to identify the risks associated with the problem. The ninth step is to identify the opportunities associated with the problem. The tenth step is to identify the solutions to the problem. The eleventh step is to implement the solutions. The twelfth step is to evaluate the results of the solutions. The thirteenth step is to monitor the results of the solutions. The fourteenth step is to report the results of the solutions. The fifteenth step is to conclude the problem-solving process.

JOB NO: 65118785
DATE: 3.24.2017
SHEET 1

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-080

Petition #: _____
Date Filed: 3/27/2017
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 attached hereto

Date Property Acquired: See Exhibit A attached hereto

Property Address: 1801 Freedom Drive

Tax Parcel Number(s): 067-031-04 and a portion of 067-031-11

Current Land Use: Vacant Size (Acres): +/- 17.69 acres

Existing Zoning: I-1 Proposed Zoning: MUDD-O

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Carlos Alzate and Grant Meacci

Date of meeting: November 22, 2016

(*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): N/A

Purpose/description of Conditional Zoning Plan: To accommodate a development on the site that could contain up to 280 dwelling units (multi-family and single family attached) and up to 9,000 square feet of office uses.

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@robinsonbradshaw.com
E-Mail Address

Griffith Equities LLC (c/o Jim Griffith)
E.C. Griffith Company (c/o Jim Griffith)
Name of Petitioner(s)

1944 Brunswick Avenue
Address of Petitioner(s)

Charlotte, NC 28207
City, State, Zip

704-332-7173
Telephone Number Fax Number

jgriffith@ecgriffith.us
E-Mail Address

See Attached Joinder Agreements
Signature of Property Owner

See Attached Signature Page
Signature of Petitioner

(Name Typed / Printed)

(Name Typed / Printed)

Exhibit A to Rezoning Application Filed by Griffith Equities LLC
and E.C. Griffith Company

Property Owner Information, Acquisition Dates and Property Addresses

Tax Parcel No. 067-031-04

Morehead Ridge LLC
c/o E.C. Griffith Company
1944 Brunswick Avenue
Charlotte, NC 28207

Date Property Acquired: May 2, 2007

Property Address: 1801 Freedom Drive

Tax Parcel No. 067-031-11

Mecklenburg County
c/o Real Estate/Finance Department
600 East Fourth Street, 11th Floor
Charlotte, NC 28202

Date Property Acquired: July 19, 2001

Property Address: None

Signatures of Griffith Equities LLC and E.C. Griffith Company
to the Rezoning Application

GRIFFITH EQUITIES LLC

By: 

Name: PRESTON W. GRIFFITH

Title: MEMBER M&L

Date: March 14, 2017

E.C. GRIFFITH COMPANY

By: 

Name: JAMES R. GRIFFITH

Title: President

Date: March 14, 2017

**REZONING APPLICATION
GRIFFITH EQUITIES, LLC AND E.C. GRIFFITH COMPANY, PETITIONERS
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Griffith Equities LLC and E.C. Griffith Company that is designated as Tax Parcel No. 067-031-04 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 as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

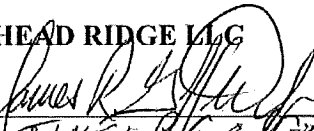
This 14th day of March, 2017.

MOREHEAD RIDGE LLC

By: _____

Name: _____

Title: _____

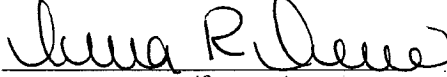

JAMES R. GRIFFITH JR.
MEMBER

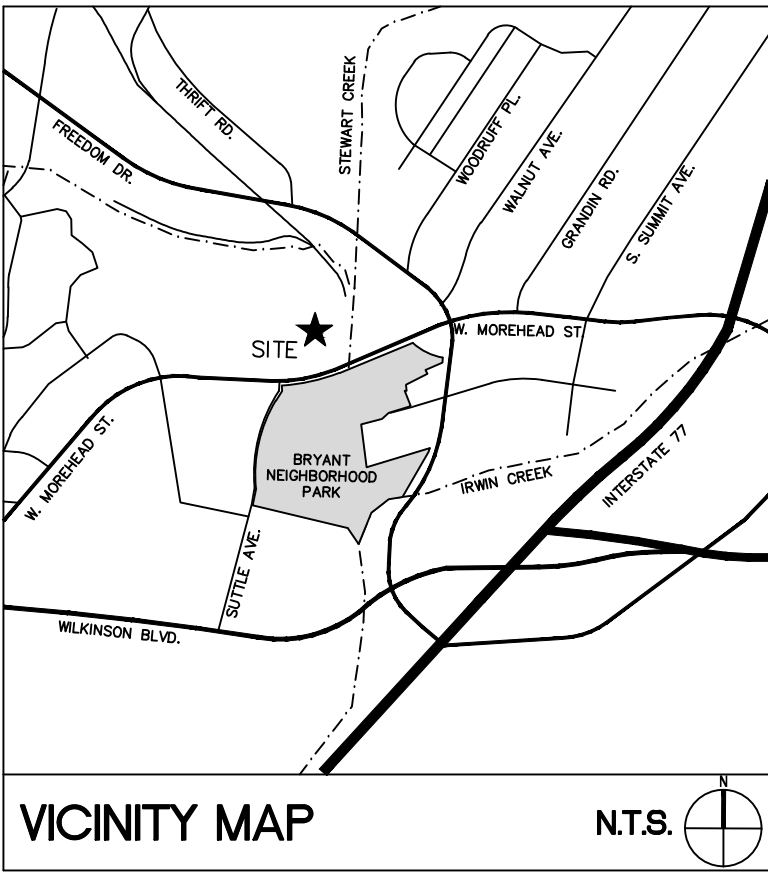
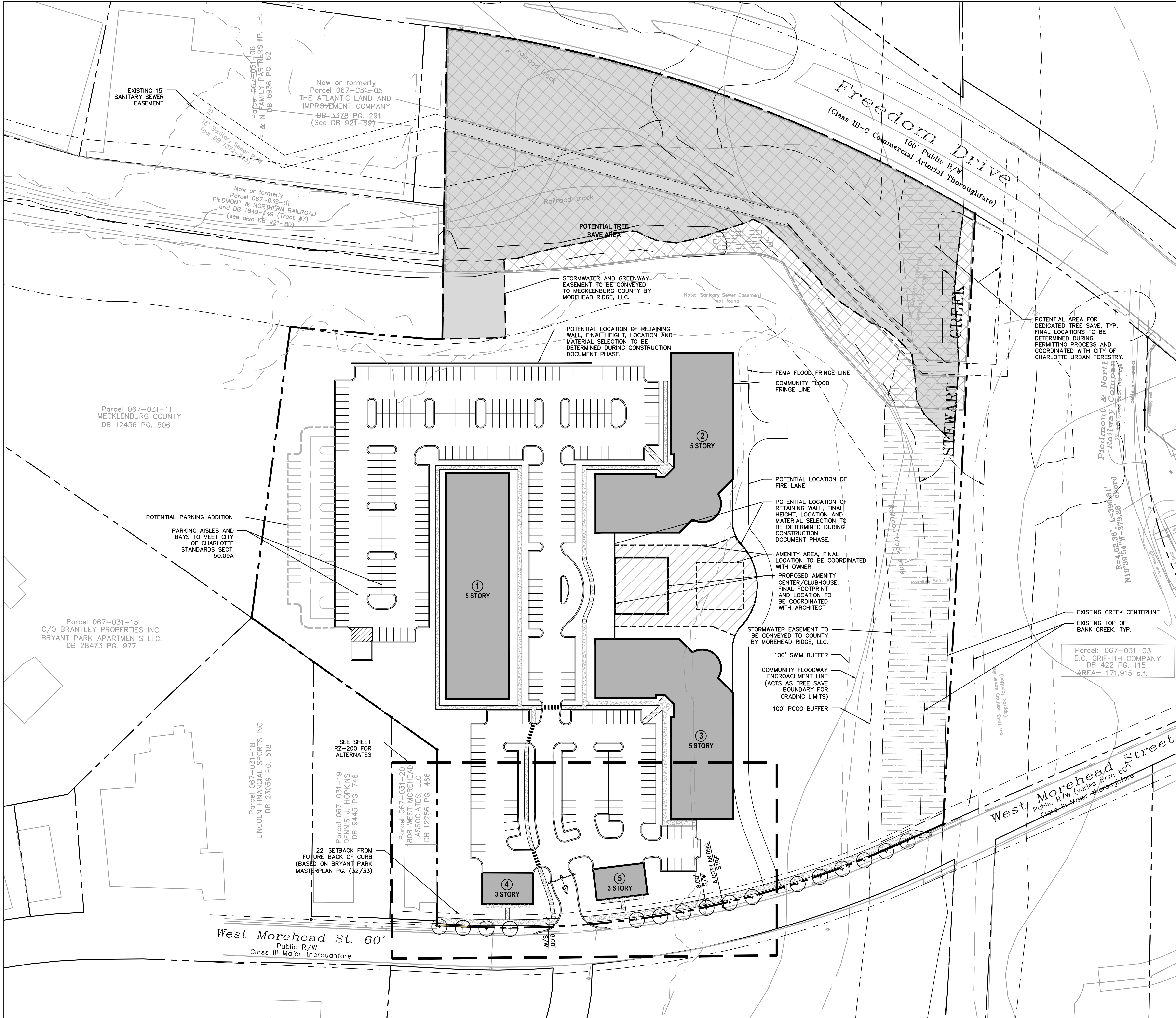
**REZONING APPLICATION
GRIFFITH EQUITIES, LLC AND E.C. GRIFFITH COMPANY, PETITIONERS
JOINDER AGREEMENT**

The undersigned, as the owner of that parcel of land subject to the attached Rezoning Application filed by Griffith Equities LLC and E.C. Griffith Company that is designated as Tax Parcel No. 067-031-11 on the Mecklenburg County Tax Maps (the "Site"), hereby joins in this Rezoning Application and consents to the change in zoning for the relevant portion of the Site to the MUDD-O zoning district as more particularly depicted on the related conditional rezoning plan, and to subsequent changes to the related conditional rezoning plan.

This 21st day of March, 2017.

MECKLENBURG COUNTY

By: 
Name: Paula R. Diorio
Title: County Manager

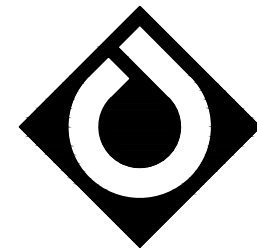


SURVEY DISCLAIMER
A.G. ZOUTEWELLE SURVEYORS' SURVEY ISSUE DATE
SEPTEMBER 25, 2007. PROVIDED BY ANDREW G. ZOUTEWELLE,
1418 EAST FIFTH ST., CHARLOTTE, NC (704) 372-9444

LEGEND	
SYMBOL	
	BUILDING ENVELOPE
	GREENWAY CONVEYED TO MECKLENBURG COUNTY
	STORMWATER MITIGATION EASEMENT
	DEDICATED TREE SAVE
	PROPOSED SIDEWALK CONNECTION
	PROPOSED CURB & GUTTER

REZONING SUMMARY	
PARCEL AREA : (067-031-04)	±15.42 AC
LAND TO BE CONVEYED TO MOREHEAD RIDGE : (BY MECKLENBURG COUNTY - PORTION OF 067-031-11)	±2.26 AC
REZONING SITE AREA : (60X25)	±17.68 AC
STORMWATER AND GREENWAY EASEMENT TO BE DEDICATED TO MECKLENBURG COUNTY: (ALONG FREEDOM DRIVE)	±3.76AC
TAX PARCEL #:	067-031-04 & A PORTION OF 067-031-11
EXISTING ZONING:	I-1
PROPOSED ZONING:	MUDD-O
EXISTING USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL/OFFICE/ LIVE-WORK/SINGLE-FAMILY ATTACHED RESIDENTIAL
MAXIMUM NUMBER OF DWELLING UNITS:	280
MAXIMUM OFFICE/LIVE WORK:	±9,000 SF
MINIMUM SETBACK:	22' FROM THE FUTURE BACK OF CURB
MINIMUM SIDE YARD:	NONE; 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE
MINIMUM REAR YARD:	NONE; 10' BUILDING SEPARATION ADJACENT TO RESIDENTIAL USE
MAXIMUM BUILDING HEIGHT:	SEE DEVELOPMENT STANDARDS
PARKING RATIO:	PER ORDINANCE
DEDICATED TREE SAVE:	REQUIRED: 2.65 AC (15%)

1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
2. SEE SHEET RZ-200 FOR ZONING EXHIBIT



**ColeJenest
& Stone**

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p# 704.376.1555 f# 704.376.7851
url# www.colejeneststone.com

GRIFFITH REAL ESTATE SERVICES

1944 BRUNSWICK AVE.
CHARLOTTE, NC 28207

MOREHEAD RIDGE MULTI-FAMILY

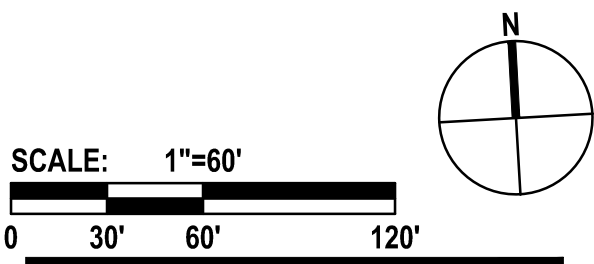
1750 W MOREHEAD STREET
CHARLOTTE, NC 28208

CONDITIONAL REZONING PLAN

Project No.
4243

Issued
03/24/17

Revised



RZ-100

The drawings, the project manual and the design shown
thereon are instruments of ColeJenest & Stone, P.A. The
reproduction or unauthorized use of the documents
without consent of ColeJenest & Stone, P.A. is prohibited.

I.General Provisions:

- A. These Development Standards form a part of the Rezoning Plan (comprised of Sheets RZ-100 and RZ-200) associated with the Rezoning Petition filed by Griffith Equities LLC and E.C. Griffith Company (hereinafter collectively referred to as the "Petitioner") for an approximately 17.69 acre site located on the north side of West Morehead Street at the intersection of West Morehead Street and Suttle Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 067-031-04 and a portion of Tax Parcel No. 067-031-11.
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") zoning district shall govern the development and use of the Site.
- C. The parcels of land that comprise the Site may be recombined at the option of the Petitioner or further subdivided in accordance with the Subdivision Ordinance.
- D. 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, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- E. A maximum of 7 principal buildings may be located on the Site, which includes the clubhouse/amenity building.
- F. The development of the buildings to be located on the Site may occur in phases.
- G. As depicted on Sheet RZ-100 of the Rezoning Plan and in accordance with the optional provision set out below, the area located between Building 3 and the required setback from West Morehead Street may be devoted to surface parking and vehicular maneuvering areas. Alternatively, as depicted on Sheet RZ-200 of the Rezoning Plan on the "Additional Building Option," a freestanding building designated as Building 6 may be constructed on the Site between Building 3 and the required setback from West Morehead Street with no surface parking and vehicular maneuvering areas located between Building 6 and the required setback from West Morehead Street, or as depicted on the "Building Expansion Option," Building 3 may be extended towards West Morehead Street with no surface parking and vehicular maneuvering areas located between Building 3 and the required setback from West Morehead Street
- H. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2.Optional Provisions:

The optional provisions set out below shall apply to the development of the Site.

- A. Surface parking and vehicular maneuvering areas shall be permitted between Building 3 and the required setback from West Morehead Street as generally depicted on Sheet RZ-100 of the Rezoning Plan.
- B. In the event that Building 4 and/or Building 5 are not constructed prior to or concurrently with the construction of Building 1, Building 2 and/or Building 3, surface parking and vehicular maneuvering areas shall be permitted between Building 1, Building 2 and/or Building 3 and the required setback from West Morehead Street as generally depicted on Sheet RZ-100 of the Rezoning Plan.
- C. Surface parking and vehicular maneuvering areas shall be permitted between the buildings to be located on the Site and the required setback from Freedom Drive as generally depicted on Sheet RZ-100 of the Rezoning Plan.

3.Permitted Uses & Development Area Limitations:

- A. The Site may only be devoted to the uses set out below.
- (i) A residential community containing up to 280 dwelling units. The dwelling units may be comprised of any combination of multi-family dwelling units and single family attached dwelling units.
- (ii) A total maximum of 9,000 square feet of gross floor area devoted to professional business and general office uses as described in the Ordinance. The professional business and general office uses may only be located on the ground floors of Buildings 4, 5 and 6 if such uses are located on the Site. If professional business and general office uses are not located on the Site, the entirety of Buildings 4, 5 and 6 may be devoted to residential uses.
- (iii) Buildings 4, 5, and 6 may be devoted to live/work units.

4.Transportation/Access Notes:

- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access point are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. The alignment of the internal vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.
- C. The vehicular access point into and out of the Site may be gated at the option of the Petitioner. The location and design of the gates shall be determined during the permitting process.

5.Architectural Standards:

- A. The maximum height in stories of Building 1, Building 2 and Building 3 shall be 5 stories.
- B. The maximum height in stories of Building 4, Building 5 and Building 6 shall be 3 stories with optional rooftop terraces.
- C. The maximum height in stories of the clubhouse/amenity building shall be 2 stories with an optional rooftop terraces.
- D. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

6.Streetscape, Buffers and Landscaping:

- A. Petitioner shall install a minimum 8 foot wide planting strip and a minimum 8 foot wide sidewalk along the Site's frontage on West Morehead Street as generally depicted on the Rezoning Plan.
- B. Urban open space will be provided on the Site as required by the Ordinance.

7.Environmental Features:

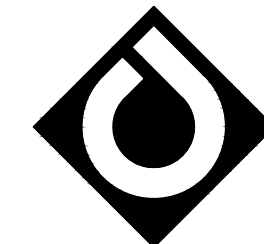
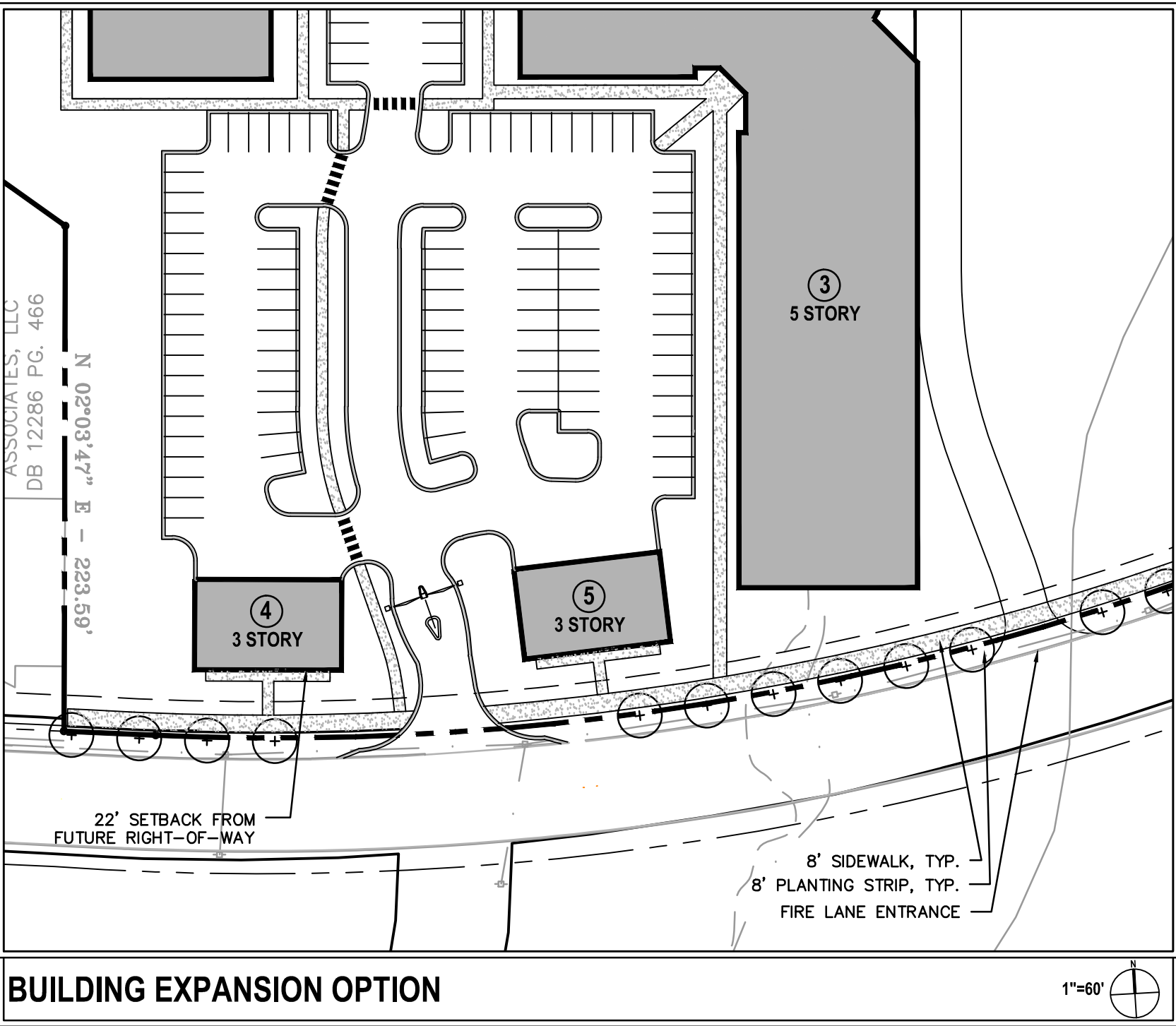
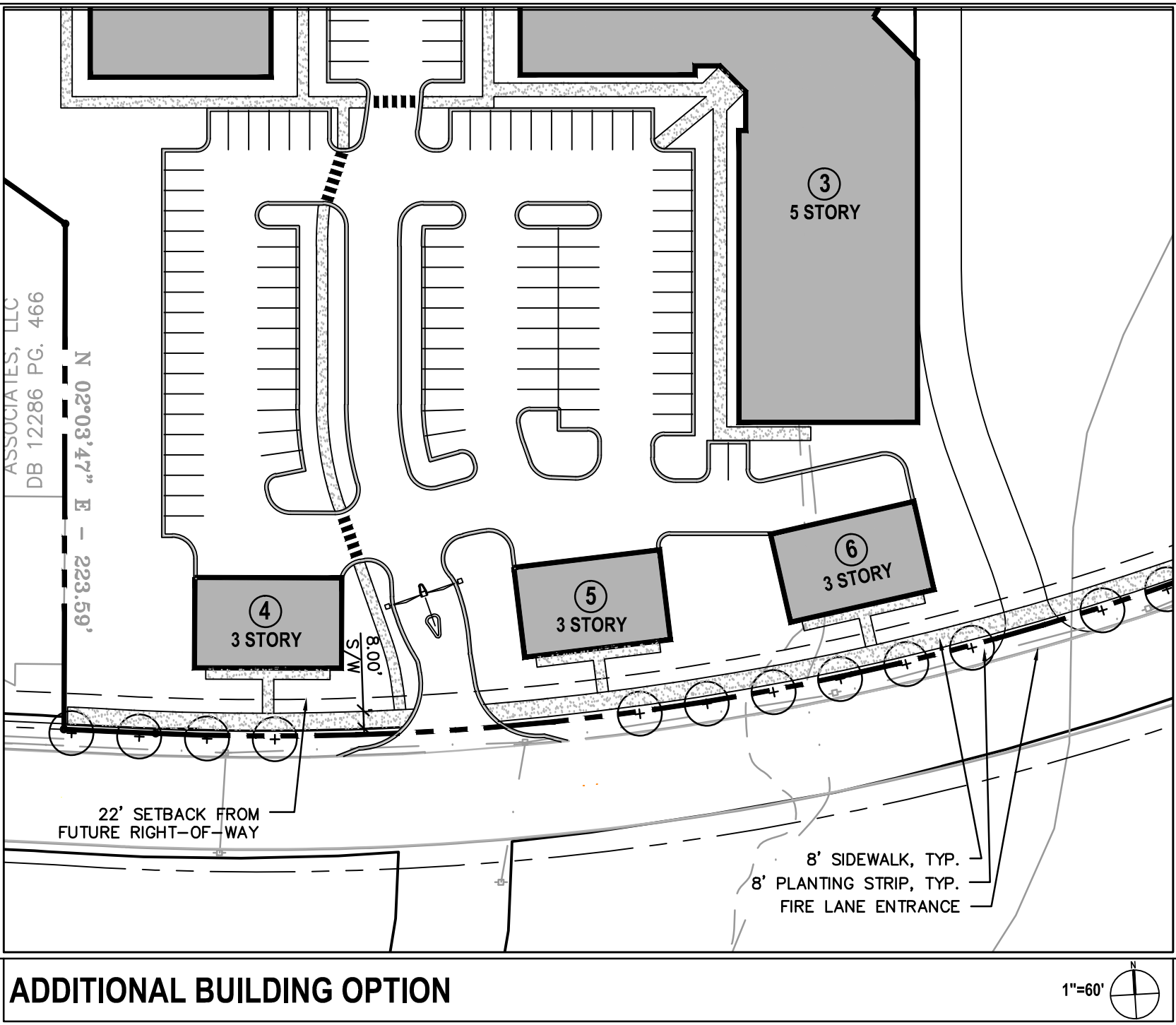
- A. Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- B. Development of the Site shall comply with the City of Charlotte Tree Ordinance.

8.Lighting:

- A. All freestanding lighting fixtures installed on the Site (excluding lower, decorative lighting that may be installed along the internal private drives and sidewalks and landscaping lighting) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- B. The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 21 feet.
- C. Any lighting fixtures attached to the buildings to be constructed on the Site shall be decorative, capped and downwardly directed.

9.Binding Effect of the Rezoning Documents and Definitions:

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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url+ www.colejeneststone.com

GRIFFITH REAL ESTATE SERVICES

1944 BRUNSWICK AVE.
CHARLOTTE, NC 28207

MOREHEAD RIDGE MULTI-FAMILY

1750 W MOREHEAD STREET
CHARLOTTE, NC 28208

DEVELOPMENT STANDARDS

Project No.
4243

Issued
03/24/17

Revised

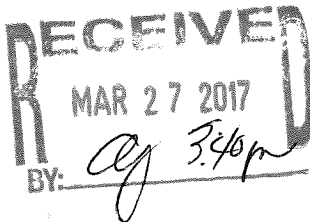


RZ-200

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**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-081

Petition #:	
Date Filed:	3/27/2017
Received By:	BH

Complete All Fields (Use additional pages if needed)

Property Owner: Ninety-Eight and Three Quarters Holdings LLC

Owner's Address: PO Box 242024 City, State, Zip: Charlotte, NC 28224

Date Property Acquired: September 3, 2015

Property Address: 3600 N. Tryon Street, Charlotte, NC 28206

Tax Parcel Number(s): A portion of ~~091114089~~ 09111409

Current Land Use: Commercial Size (Acres): +/- 0.38 ac.

Existing Zoning: R-5 Proposed Zoning: B-2 (CD)

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

Required Rezoning Pre-Application Meeting* with: Mandy Vari and Sonja Sanders

Date of meeting: October 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): N/A

Purpose/description of Conditional Zoning Plan: Rezoning of the rear portion of Tax Parcel No. 091114089 from R-5 to B-2(CD) to accommodate off-street parking spaces on such portion of the site to serve uses allowed on that portion of the site zoned B-2.

John Carmichael and 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

NINETY-EIGHT AND THREE QUARTERS HOLDINGS LLC

By: [Signature]
Signature of Property Owner

Matt Telmanik
(Name Typed / Printed)

Ninety-Eight and Three Quarters Holdings LLC
Name of Petitioner(s)

PO Box 242024
Address of Petitioner(s)

Charlotte, NC 28206
City, State, Zip

704-619-0635
Telephone Number Fax Number

matt@staffccs.com
E-Mail Address

NINETY-EIGHT AND THREE QUARTERS HOLDINGS LLC

By: [Signature]
Signature of Petitioner

Matt Telmanik
(Name Typed / Printed)



3600 N TRYON DEVELOPMENT STANDARDS

MARCH 27, 2017

I. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Ninety-Eight and Three Quarters Holdings, LLC (the "Petitioner") for the approximately 0.38 acre rear portion of Tax Parcel No. 091-114-09 located at 3600 N. Tryon Street, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Rezoning Site").
- B. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-2 zoning district shall govern all development taking place on the Rezoning Site.
- C. The development depicted on the Rezoning Plan is schematic in nature and intended to depict the general arrangement of uses and improvements on the Rezoning Site and, subject to the terms of these Development Standards and the Ordinance, is subject to minor alterations or modifications during the design development and construction document phases.
- D. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Rezoning Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. PERMITTED USES

- A. The Rezoning Site may be devoted only to off-street vehicular parking to serve uses allowed on that portion of Tax Parcel No. 091-114-09 that is zoned B-2 and fronts on N. Tryon Street. Parking or storage of large equipment shall not be permitted on the Rezoning Site.

3. TRANSPORTATION

- A. Internal vehicular access shall be as generally depicted on the Rezoning Plan.
- B. Vehicular access to the Rezoning Site from Ritch Avenue shall not be permitted.

4. LANDSCAPING

- A. Petitioner shall establish a minimum 20.25 foot wide Class B buffer along the eastern, southern and western boundary lines of the Rezoning Site as more particularly depicted on the Rezoning Plan. Pursuant to Section 12.302(8) of the Ordinance, this Class B buffer has been reduced in width by 25% from 27 feet to 20.25 feet as a result of Petitioner's commitment to install a fence in the Class B buffer that meets the requirements of Section 12.302(8) of the Ordinance.

5. ENVIRONMENTAL FEATURES

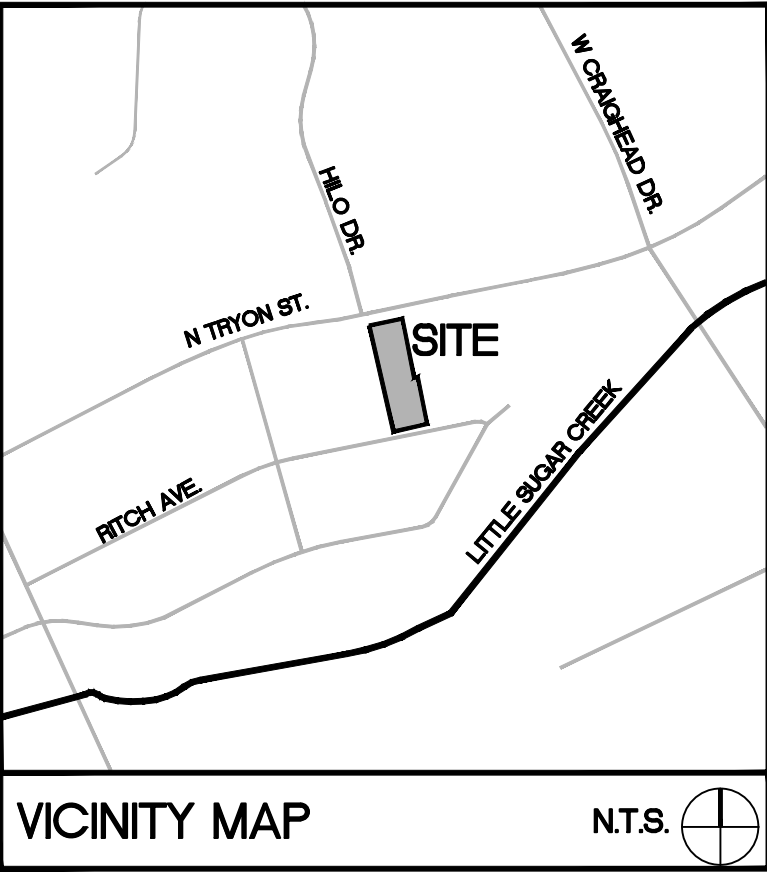
- A. Development of the Rezoning Site shall comply with the City of Charlotte Tree Ordinance.

6. LIGHTING

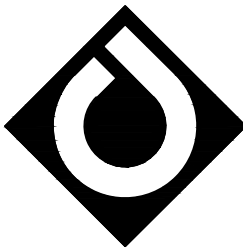
- A. All freestanding light fixtures installed on the Rezoning Site shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past the eastern, southern or western boundary lines of the Rezoning Site.
- B. The maximum height of any pedestrian scale, freestanding light fixture installed on the Rezoning Site, including its base, shall not exceed 15 feet.

7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Rezoning Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Rezoning Site and their respective successors in interest and assigns.
- B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Rezoning Site from time to time who may be involved in any future development thereof.
- C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



SURVEY DISCLAIMER
ALTA/ASCM LAND TITLE SURVEY ISSUED NOVEMBER 11, 2016.
PROVIDED BY CAROLINA SURVEYORS, INC. P.O. BOX 267
PINEVILLE, NC 28134, (704) 889-7801.



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Charlotte, North Carolina 28202

p# 704.376.1555 f# 704.376.7851
url= www.colejeneststone.com

**NINETY-EIGHT AND
THREE QUARTERS
HOLDINGS, LLC**

**3600 N TRYON ST
CHARLOTTE, NC 28206**

**3600 N TRYON
REZONING**

**3600 N TRYON ST
CHARLOTTE, NC 28206**

**DEVELOPMENT
STANDARDS**

Project No.

4526.00

Issued

03/27/2017

Revised

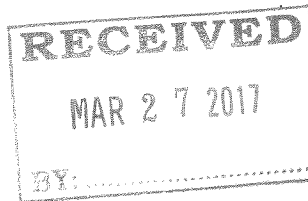


RZ-200

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**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-082

Petition #:	
Date Filed:	3/27/2017
Received By:	BK

Complete All Fields (Use additional pages if needed)

Property Owner: Berry B Bean

Owner's Address: 17511 Paradise Cove Ct City, State, Zip: Cornelius, NC 28031

Date Property Acquired: June 15, 1993

Property Address: 2905 Griffith St Charlotte, NC 28203

Tax Parcel Number(s): 14701702

Current Land Use: Industrial Miscellaneous Size (Acres): 0.392

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

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune

Date of meeting: 2/22/17

(*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: _____

N/A
Name of Rezoning Agent

N/A
Agent's Address

N/A
City, State, Zip

N/A N/A
Telephone Number Fax Number

N/A
E-Mail Address

Berry B. Bean
Signature of Property Owner

Berry B. Bean
(Name Typed / Printed)

GRIFFBREW INVESTMENTS, LLC
Name of Petitioner(s)

106 Foster Ave
Address of Petitioner(s)

Charlotte, NC 28203
City, State, Zip

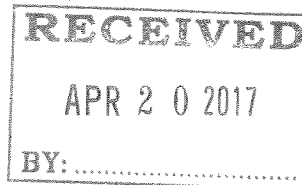
704-319-8347 704-423-0339
Telephone Number Fax Number

jason.mathis@durbangroup.com
E-Mail Address

Gwen D. Cherry
Signature of Petitioner

Gwen D. Cherry
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-083

Petition #: _____
Date Filed: 4/20/2017
Received By: [Signature]

Property Owners: Michael H Athanas

Owner's Addresses: 561 Ennis Road, Waxhaw, NC 28173

Date Properties
Acquired: 01/14/2014

Property Addresses: 907 Harrill Street, Charlotte, NC 28205
911 Harrill Street, Charlotte, NC 28205

Tax Parcel Numbers: 081-121-06
081-121-01

Current Land Use: vacant Size (Acres): ± 1.16

Existing Zoning: I-2 Proposed Zoning: UR-2(CD)

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

Required Rezoning Pre-Application Meeting* with: Mandy Vari, Sonja Sanders and Laurie Dukes

Date of meeting: 3/2/2017

(*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 Site to be developed with a townhome for sale community.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

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

Telephone Number

Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

CapRock, LLC (Attn: Ryan Lambert)

Name of Petitioner

2410 Dunavant Street

Address of Petitioner

Charlotte, NC 28203

City, State, Zip

704.390.7852

Telephone Number

Fax Number

rlambert@caprockinvest.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A

CapRock, LLC

**OWNER JOINDER AGREEMENT
Michael H Athanas**

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

1. 907 Harrill Street that is designated as Tax Parcel No. 081-121-06 on the Mecklenburg County Tax Map
2. 911 Harrill Street that is designated as Tax Parcel No. 081-121-01 on the Mecklenburg County Tax Map

and which are 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 I-2 zoning district to the UR-2(CD) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 16th day of April, 2017.

Michael H Athanas

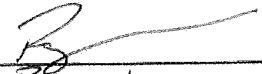
A handwritten signature in black ink, appearing to be 'M. H. Athanas', written over a horizontal line.

ATTACHMENT B

**PETITIONER SIGNATURE
REZONING PETITION NO. 2017-000
CapRock, LLC**

Petitioner:

CapRock, LLC

By: 
Name: RYAN LAMBERT
Title: MEMBER/MANAGER


MESSINGSCHLAGER
ID: 081-125-01
ZONED: R-5

PROPERTY II LLC
ID: 081-122-04
ZONED: R-5

COURTNEY BLAKE
ID: 081-122-05
ZONED: R-5

TY ENTERPRISE, LLC
ID: 081-122-06
ZONED: R-5

A HERNANDEZ
ID: 081-122-07
ZONED: R-5

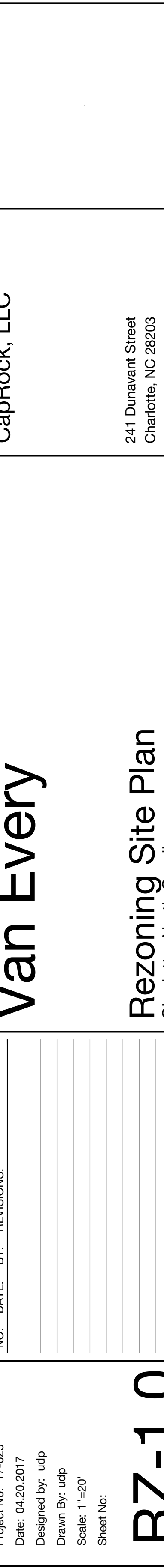


GRAPHIC SCALE

20 0 10 20 40

1 INCH = 20 FEET

CG PETITION #2017-???



Project No: 17-025

Site Development Data:

- Acreage: ± 1.16 acres
- Tax Parcel #: 081-121-06 and 081-121-01
- Existing Zoning: I-2
- Proposed Zoning: UR-2(CD)
- Existing Use: vacant
- Proposed Uses: Up to 23 attached dwelling units together with accessory uses, as allowed in the UR-2 zoning district.
- Proposed Floor Area Ratio: As allowed by the UR-2 Zoning District.
- Maximum Building Height: A maximum building height of three (3) stories and up to 40 feet.
- Parking: Parking as required by the Ordinance will be provided.

1. General Provisions:

- a. Site Location. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by CapRock, LLC ("Petitioner") to accommodate the development of a townhome community on approximately 1.16 acre site located at the intersection of Van Every Street and Harrell 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 UR-2 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 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.

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 six (6). 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. Accessory structures and buildings include structures and buildings such as but not limited to: a mail kiosk, dumpster enclosures, gazebos, trellises, storage buildings, and other structures associated with the on-site open space.

2. Permitted Uses & Development Area Limitation:

- a. The Site may be developed with up to 23 attached dwelling units, together with accessory uses allowed in the UR-2 zoning district.

3. Access and Transportation:

- a. Access to the Site will be from Van Every Street and Harrell Street in the manner generally depicted on the Rezoning Plan.
- b. The Petitioner will provide an eight (8) foot planting strip and a six (6) foot sidewalk along the Site's frontage on Van Every Street and Harrell Street as generally depicted on the Rezoning Petition. Due to the existing retaining wall along Seigle Avenue, that is planned to remain, the existing sidewalk located along Seigle Avenue will remain.
- c. Along the Site's internal private drives planting strips and sidewalks will be provided on at least one side of the proposed private drive as generally depicted on the Rezoning Plan.
- d. A sidewalk connection to Seigle Avenue will not be provided as required by Section 12.529 due to the existing topography and retaining wall of the Site that will prohibit the installation of this connection.
- e. 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.

- f. 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.
- g. The roadway improvements required by the development of the Site must be substantially completed prior to the issuance of the first certificate of occupancy for the first building on the Site, subject to the ability of the Petitioner to post a letter of credit or a bond for any improvements not in place at the time the first certificate of occupancy is issued.

4. Architectural Standards, Court Yards/Amenity Areas:

- 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, 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.
- b. The ends of the buildings facing the internal private drives will not have not have blank walls that exceed 20 feet in length on all building levels. The end units will have multiple windows on the end facades to avoid a blank walls.
- c. The attached illustrative building elevations (typical unit front 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).
- d. Each unit will have a one or two car garage.
- e. The proposed garage doors utilized throughout the Site be decorative style doors.
- f. Usable porches or stoops may form an element of the building design and be located on the front and/or side of the building. Stoops and entry level porches may be covered but not be enclosed.
- g. Townhome buildings shall be limited to five units or less.
- h. Meter banks will be screened from adjoining properties and from the adjoining public streets.
- i. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

5. Streetscape, Buffers, Yards, and Landscaping:

- a. A setback of 30 feet as measured from the existing back curb will be provided along Seigle Avenue, Van Every Street, and a 14 foot setback as measured from the existing back of curb will be provided along Harrell Street as generally depicted on the Rezoning Plan.
- b. Above ground backflow preventers will be screened from public view and will be located behind the existing right-of-way and out of the required UR-2 zoning district required setback along the abutting public streets.

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.
- c. The Site will comply with the Tree Ordinance.

- d. All utilities within the Site will be placed underground.

7. Lighting:

- a. 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.
- b. Detached lighting on the Site will be limited to 16 feet in height.
- c. Decorative pedestrian scale lights will be provided along the internal private drives.

8. Signage:

- a. Reserved.

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.

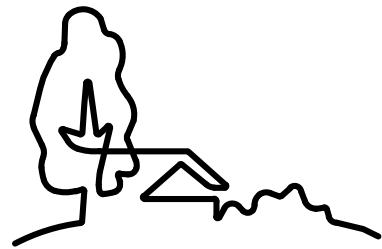
10. Binding Effect of the Rezoning Application:

- 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.



ILLUSTRATIVE EXAMPLE

This rendering is provided to reflect the architectural style and quality of the buildings to be constructed on the Site. The actual buildings constructed on the Site may only have minor variations from this elevation that adhere to the general architectural concepts and intent illustrated is maintained.



URBAN
DESIGN
PARTNERS

1319-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.1305
urbandesignpartners.com
ncbels firm no: P-0418
sc coa no: C-03044

CapRock, LLC

241 Dunavant Street
Charlotte, NC 28203

Van Every

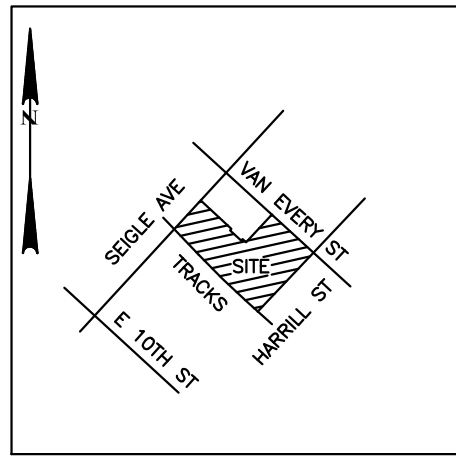
Development Standards &
Illustrative Example

Charlotte, North Carolina

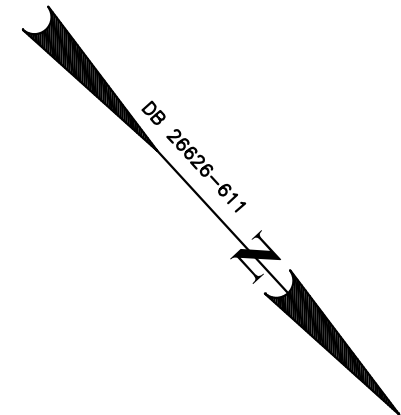
NO. DATE: BY: REVISIONS:

Project No: 17-025
Date: 04.20.2017
Designed by: udp
Drawn By: udp
Scale: NTS
Sheet No:

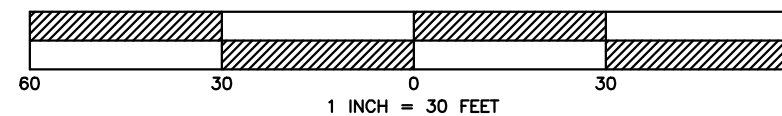
RZ-2.0



VICINITY MAP - NOT TO SCALE

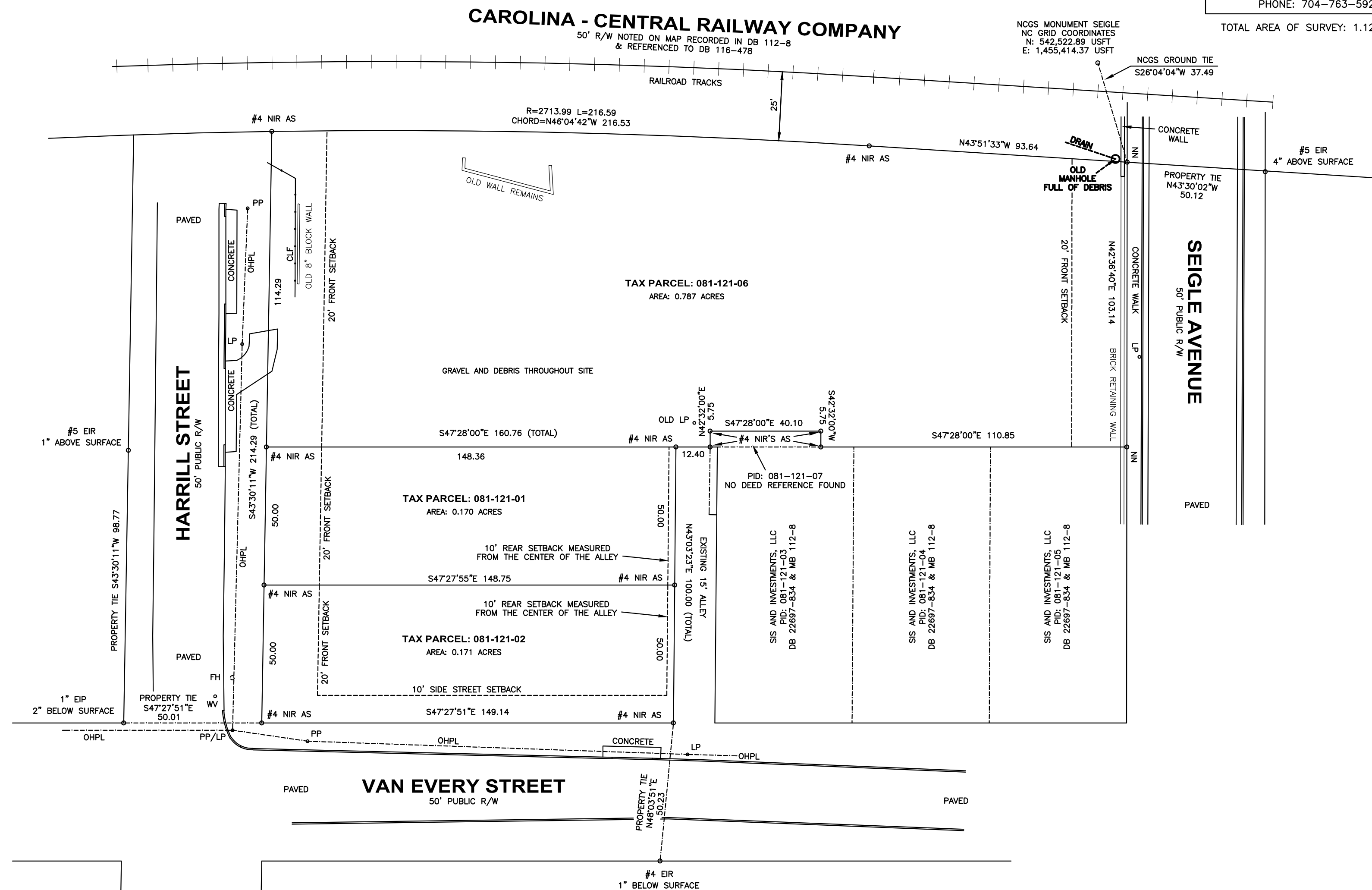


SURVEY PREPARED FOR
MICHAEL H. ATHANAS
THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
REFERENCE: DB 26626-611 & MB 112-8
TAX PARCELS: 081-121-06, 081-121-01, & 081-121-02
DATE OF SURVEY: JANUARY 9, 2014



FROM THE OFFICE OF
JASON LEE WYLIE
NC & SC PROFESSIONAL LAND SURVEYOR
2417 FAY JONES ROAD
DENVER, N.C. 28037
PHONE: 704-763-5926

TOTAL AREA OF SURVEY: 1.128 ACRES

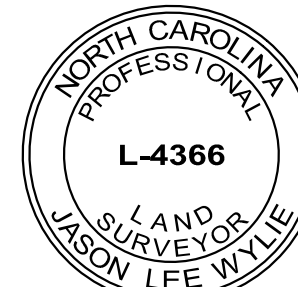


LEGEND

MB - MAP BOOK
DB - DEED BOOK
EIR - EXISTING IRON REBAR
NIR AS - NEW IRON REBAR AT SURFACE
EIP - EXISTING IRON PIPE
NN - NEW NAIL
R/W - RIGHT-OF-WAY
PP - POWER POLE
LP - LIGHT POLE
OHPL - OVERHEAD POWER LINE
WV - WATER VALVE
CLF - CHAINLINK FENCE
FH - FIRE HYDRANT

NOTES

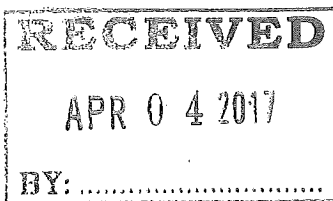
1. THIS IS A SURVEY OF EXISTING PARCELS OF LAND.
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
3. PROPERTY SHOWN MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT SHOWN HEREON.
4. SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.
5. SUBJECT PROPERTY IS ZONED I-2. ZONING SETBACKS ARE AS FOLLOWS:
20' FRONT SETBACK, 10' REAR SETBACK, NO SIDE SETBACK IS REQUIRED, HOWEVER, IF ONE IS PROVIDED, IT MUST BE 5 FEET.
NO SIDE OR REAR SETBACK IS REQUIRED ALONG THE RAILROAD R/W IF THE LOT IS USED FOR NON-RESIDENTIAL PURPOSES.



STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, JASON LEE WYLIE, BEING DULY SWORN DEPOSES AND SAYS THAT THE PLAT
UPON WHICH THIS CERTIFICATE APPEARS WAS PREPARED IN ACCORDANCE WITH
G.S. 47-30 AS AMENDED, IS IN ALL RESPECTS CORRECT ACCORDING TO THE BEST OF
MY KNOWLEDGE AND BELIEF, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE
ON THE 29th DAY OF JANUARY, 2014 WITH A MAXIMUM LINEAR ERROR OF CLOSURE OF
1:10,000 AND A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7.5 SECONDS
PER ANGLE.

SIGNED Jason Lee Wylie
N.C. PROFESSIONAL LAND SURVEYOR, L-4366

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-084

Petition #:	_____
Date Filed:	4/4/2017
Received By:	RJ

Complete All Fields (Use additional pages if needed)

Property Owner: Tariff Group, Inc.

Owner's Address: 150 Wilson Ave. City, State, Zip: Delta, BC, V4G 1G8 (Canada)

Date Property Acquired: March 28, 2011

Property Address: 11801 Vance Davis Dr., Charlotte, NC 28269

Tax Parcel Number(s): 02506307

Current Land Use: Light-Industrial Size (Acres): 5.14

Existing Zoning: BP Proposed Zoning: I-1

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

Required Rezoning Pre-Application Meeting* with: Claire Lyte-Graham, Alberto Gonzalez, Josh Weaver, Rick Grochoske, & Grant Meacci
Date of meeting: February 28th, 2017

(*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: _____

C. Matthew Jones, M.A., P.E.
Name of Rezoning Agent

334 Sandymead Road
Agent's Address

Matthews, NC 28105
City, State, Zip

(704) 412-8523
Telephone Number Fax Number

Matt@JonesCivilDesign.com
E-Mail Address

[Signature]
Signature of Property Owner

CHRISTOPHER ROY HENNING
(Name Typed / Printed)

Cheer Athletics (c/o Chad Wright)
Name of Petitioner(s)

1300 E Plano Parkway, Suite C
Address of Petitioner(s)

Plano, TX 75074
City, State, Zip

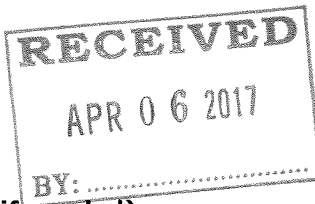
Telephone Number Fax Number

Chad@CheerAthletics.com
E-Mail Address

[Signature]
Signature of Petitioner

CHAD WRIGHT
(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #:	<u>2017-085</u>
Date Filed:	<u>4/6/2017</u>
Received By:	<u>[Signature]</u>

Complete All Fields (Use additional pages if needed)

Property Owner: **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): **10517189 / 10517177 / 10517107**

Current Land Use: **Vacant**

Size (Acres): **9.54**

Existing Zoning: **R-4**

Proposed Zoning: **R-5(CD)**

Overlay: **none**

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

Required Rezoning Pre-Application Meeting* with: **Sonja Sanders**

Date of meeting: **01/24/17**

(*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 years**

Purpose/description of Conditional Zoning Plan: **Construct a single family detached residential neighborhood.**

Marc Houle (Yarbrough-Williams & Houle)

Name of Rezoning Agent

P.O. Box 1198

Agent's Address

Pineville, NC 28134

City, State, Zip

704-556-1990

Telephone Number

Fax Number

Marc.houle@y-wh.com

E-Mail Address

See attached

Signature of Property Owner

See attached

(Name Typed / Printed)

Marc Eisenbeis – Stolz Partners

Name of Petitioner(s)

7 South Main Street

Address of Petitioner(s)

Alpharetta, Ga 30009

City, State, Zip

770-390-2555

Telephone Number

770-390-2556

Fax Number

Mark@stolzpartners.com

E-Mail Address

See attached

Signature of Petitioner

See attached

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

Received By: _____

Complete All Fields (Use additional pages if needed)

Property Owner: Thomas D. Pearson & Michael W. Hinshaw

Owner's Address: 419-B
425 South Sharon Amity Rd. City, State, Zip: Charlotte, NC 28211

Date Property Acquired: April 8, 2010

Property Address: N/A

Tax Parcel Number(s): 10517189

Current Land Use: Vacant Size (Acres): 0.623

Existing Zoning: R-4 Proposed Zoning: R-5CD

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: 01/24/17

(*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

Fax Number

E-Mail Address

Signature of Property Owner

Thomas D. Pearson & Michael W. Hinshaw
(Name Typed / Printed)

Mark Eisenbeis - Stolz Partners

Name of Petitioner(s)

7 South Main Street

Address of Petitioner(s)

Alpharetta, Georgia 30009

City, State, Zip

(770) 390-2555

Telephone Number

(770) 390-2556

Fax Number

Mark@Stolzpartners.com

E-Mail Address

Signature of Petitioner

Mark Eisenbeis

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____
Date Filed: _____
Received By: _____

Complete All Fields (Use additional pages if needed)

Property Owner: Thomas D. Pearson & Michael W. Hinshaw

Owner's Address: 419-B 423 South Sharon Amity Rd. City, State, Zip: Charlotte, NC 28211

Date Property Acquired: April 8, 2010

Property Address: N/A

Tax Parcel Number(s): 10517177

Current Land Use: Vacant Size (Acres): 0.594

Existing Zoning: R-4 Proposed Zoning: R-5CD

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: 01/24/17

(*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: _____

Name of Rezoning Agent

Agent's Address

City, State, Zip

Telephone Number

Fax Number

E-Mail Address

Signature of Property Owner

Thomas D. Pearson & Michael W. Hinshaw
(Name Typed / Printed)

Mark Eisenbeis - Stolz Partners

Name of Petitioner(s)

7 South Main Street

Address of Petitioner(s)

Alpharetta, Georgia 30009

City, State, Zip

(770) 390-2555

Telephone Number

(770) 390-2556

Fax Number

Mark@Stolzpartners.com

E-Mail Address

Signature of Petitioner

Mark Eisenbeis

(Name Typed / Printed)

**I. REZONING APPLICATION
CITY OF CHARLOTTE**

Petition #: _____

Date Filed: _____

Received By: _____

Complete All Fields (Use additional pages if needed)

Property Owner: Robert E. Caldwell & Roberta S. Caldwell

Owner's Address: P.O. Box 562653

City, State, Zip: Charlotte, NC 28256

Date Property Acquired: November 10, 1994

Property Address: 13716 Caldwell Road, Charlotte, NC 28213

Tax Parcel Number(s): 10517107

Current Land Use: Agriculture

Size (Acres): 8.33

Existing Zoning: R-3

Proposed Zoning: R-5CD

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

Required Rezoning Pre-Application Meeting* with: Sonja Sanders

Date of meeting: 01/24/17

(*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

Fax Number

E-Mail Address

Signature of Property Owner

Robert E. Caldwell

Roberta S. Caldwell

(Name Typed / Printed)

Mark Eisenbeis -- Stolz Partners

Name of Petitioner(s)

7 South Main Street

Address of Petitioner(s)

Alpharetta, Georgia 30009

City, State, Zip

(770) 390-2555

Telephone Number

(770)390-2556

Fax Number

Mark@Stolzpartners.com

E-Mail Address

Signature of Petitioner

Mark Eisenbeis

(Name Typed / Printed)

NOW OR FORMERLY
ROBERT CALDWELL &
ROBERTA S CALDWELL
DB: 013210230
PIN 5506073152



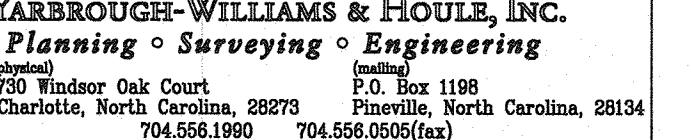
CALDWELL ROAD PROPERTY

FOR: Stolz Partners

DATED: 3/21/17

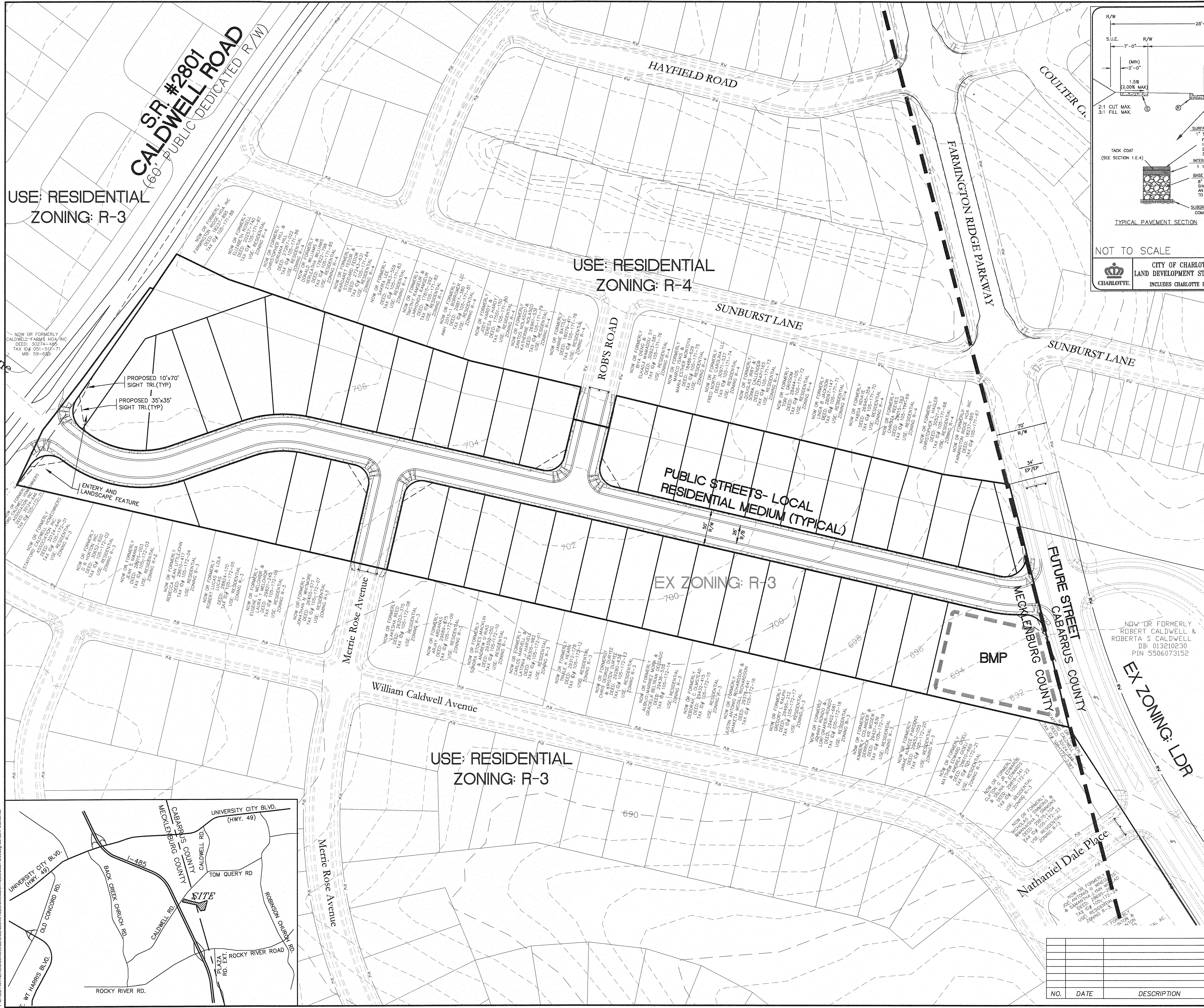
SCALE: 1" = 60'

FOR PUBLIC HEARING
REZONING PETITION #2017-



TYPICAL LOT SIZE:	50'x120'
MIN. LOT AREA:	6,000 s.f.
MIN. LOT WIDTH:	50'
MIN. FRONT SETBACK:	23'(50'R/W)
MIN. SIDEYARD:	5'
MIN. SIDEYARD CORNER LOT:	13'(50'R/W)
MIN. REARYARD:	45'

NO.	DATE	DESCRIPTION	BY



TYPICAL PAVEMENT SECTION

NOT TO SCALE

CITY OF CHARLOTTE
LAND DEVELOPMENT STANDARDS
INCLUDES CHARLOTTE RTJ

LOCAL RESIDENTIAL MEDIUM STREET
TYPICAL SECTION

STANDARD: U-02

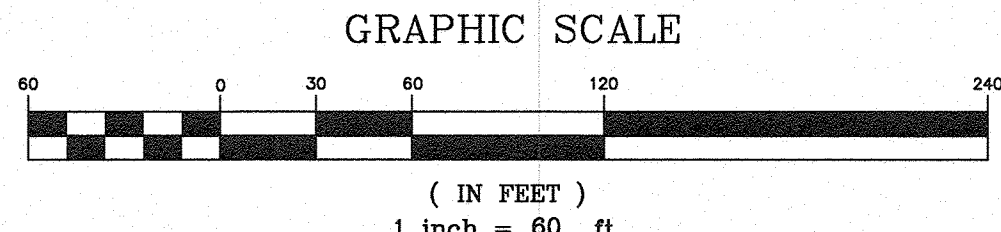
REV: 13

KEY

- 2'-6" STANDARD CURB AND GUTTER OR 2'-0" VALLEY GUTTER
- 4" CONCRETE SIDEWALK

NOTE:

- FOR EXPLANATION OF RIGHT-OF-WAY WIDTHS REFER TO CITY OF CHARLOTTE SUBDIVISION ORDINANCE SECTION 20-25(6).
- ZONING SETBACKS MEASURED FROM TOTAL R/W



SCHEMATIC SITE PLAN

CALDWELL ROAD PROPERTY

CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC

FOR: Stolz Partners

DATED: 3/21/17

SCALE: 1" = 60'

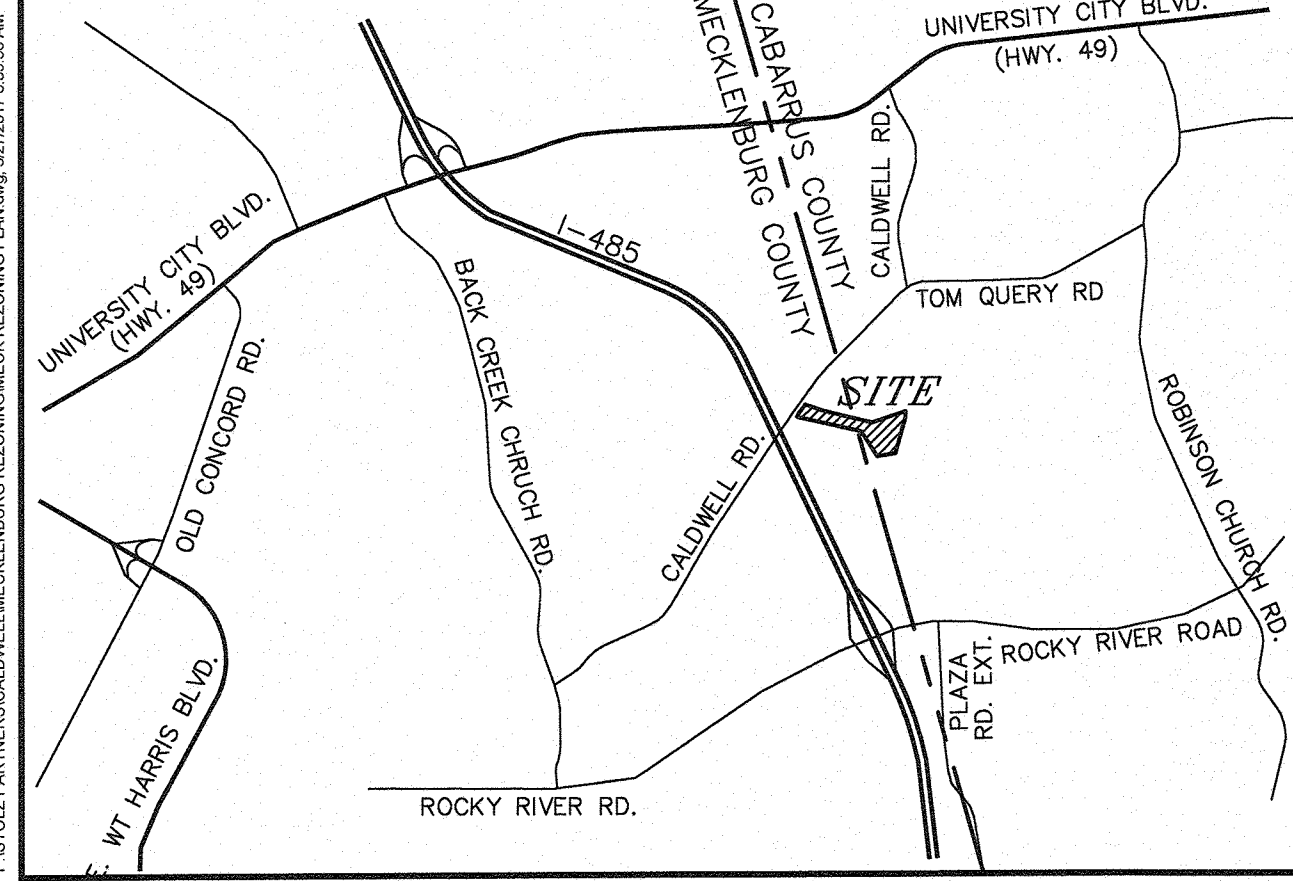
FOR PUBLIC HEARING

REZONING PETITION #2017-

YARBROUGH-WILLIAMS & HOULE, INC.
Planning • Surveying • Engineering

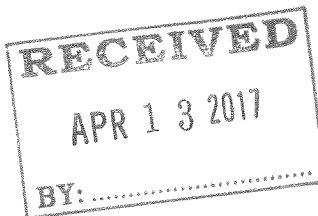
750 Windsor Oak Court
Charlotte, North Carolina, 28275
704.556.1000

P.O. Box 1198
Floreville, North Carolina, 28134
704.556.0505(fax)



3/21/2017 10:58:39 AM

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



Petition #: 2017-086
Date Filed: 4/13/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Mecklenburg County

Owner's Address: 600 E. 4th Street, 11th Floor City, State, Zip: Charlotte, NC 28202

Date Property Acquired: 06/26/2001

Property Address: 432 Eastway Dr., Charlotte, NC 28202

Tax Parcel Number(s): 097-131-11, 097-131-12

Current Land Use: Public- Park and Rec Open Space Size (Acres): 90.45 ac

Existing Zoning: B-1, I-1, R-17MF Proposed Zoning: INST (CD)

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

Required Rezoning Pre-Application Meeting* with: YES- Sonja Sanders, Mandy Vari, Monica Holmes

Date of meeting: 2/28/17

(*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: The proposed use will be a civic/institutional recreation center including outdoor recreation facilities

Alicia Rocco (Mecklenburg County)
Name of Rezoning Agent

3205 Freedom Drive, Suite 101
Agent's Address

Charlotte, NC 28208
City, State, Zip

w: 980-314-2501 c: 704-301-1165
Telephone Number Fax Number

Alicia.Rocco@mecklenburgcountync.gov
E-Mail Address

[Signature]
Signature of Property Owner

James Garges
(Name Typed / Printed)

Mecklenburg County Park and Recreation
Name of Petitioner(s)

5814 Brookshire Freeway
Address of Petitioner(s)

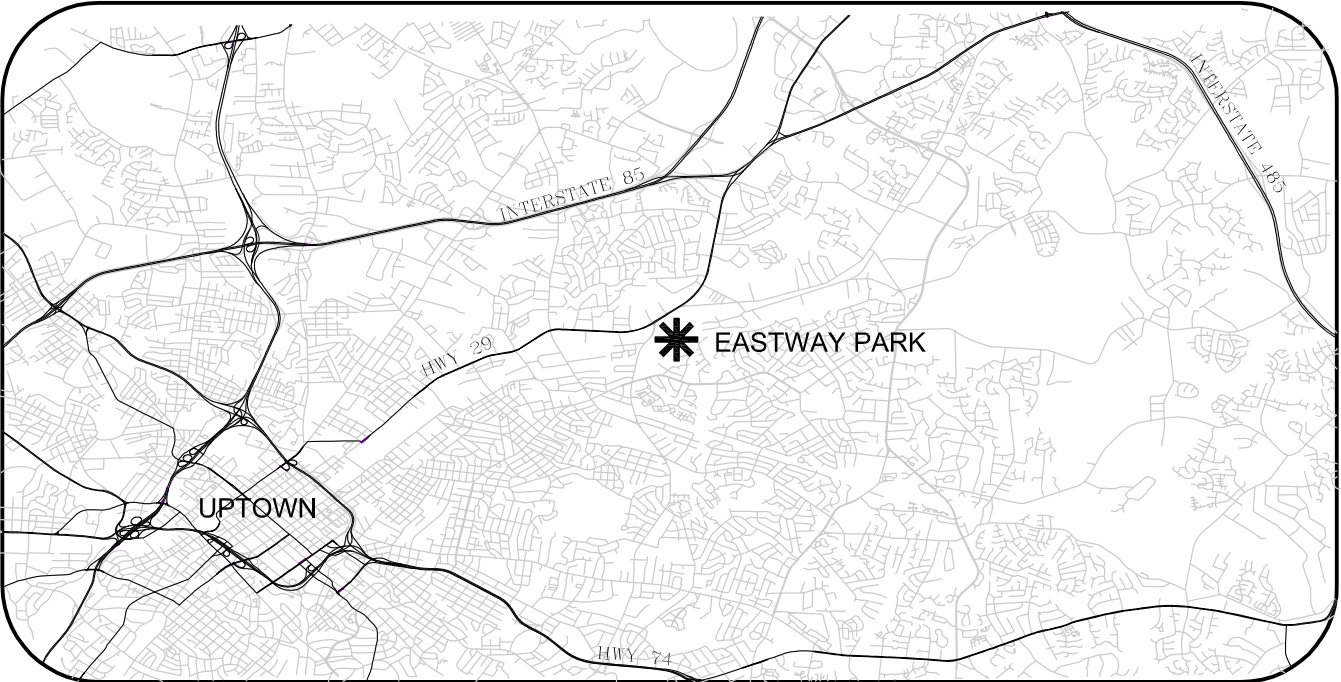
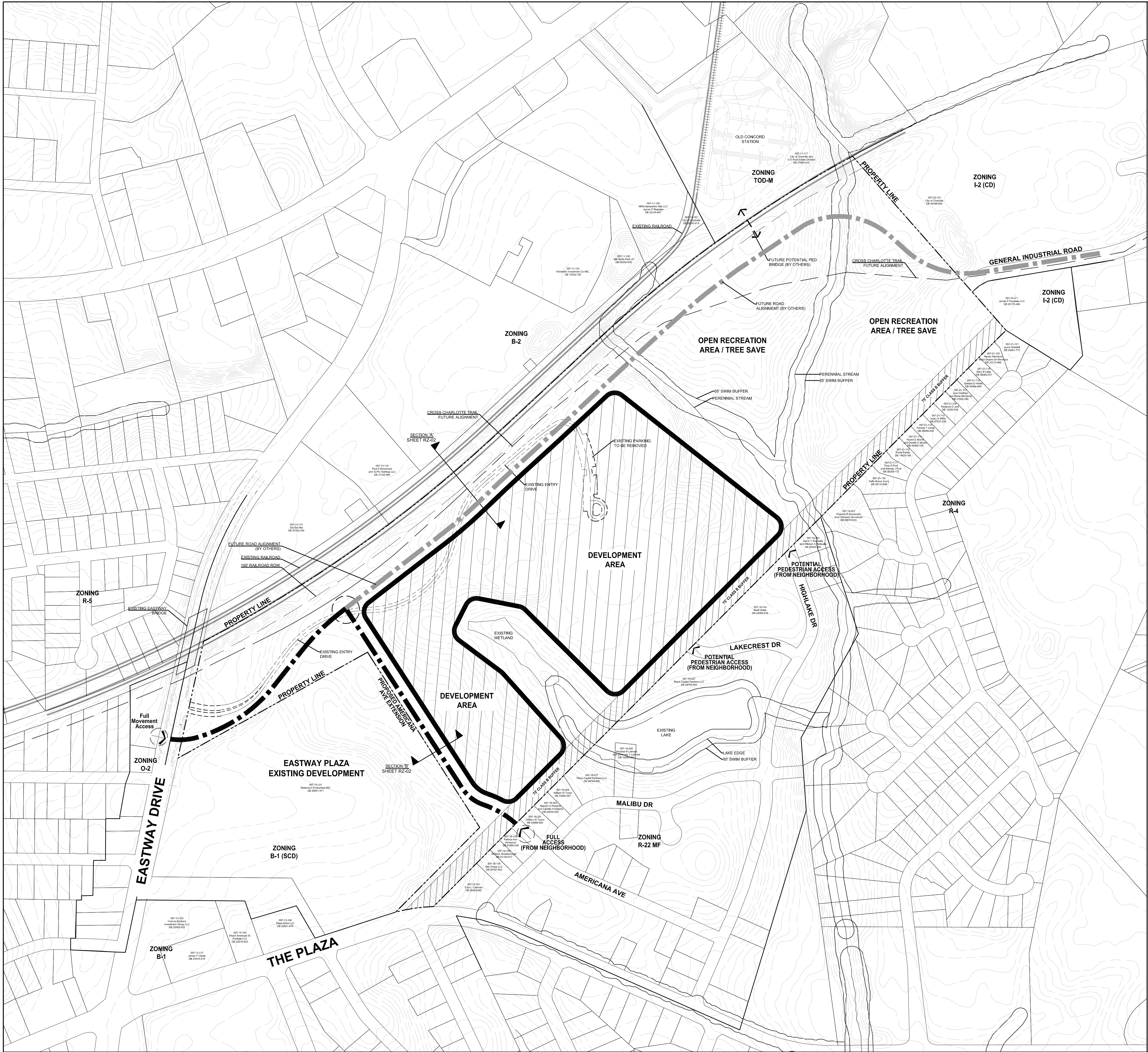
Charlotte, NC
City, State, Zip

(980) 314-1012 (704) 336-5472
Telephone Number Fax Number

james.garges@mecklenburgcountync.gov
E-Mail Address

[Signature]
Signature of Petitioner

James Garges
(Name Typed / Printed)



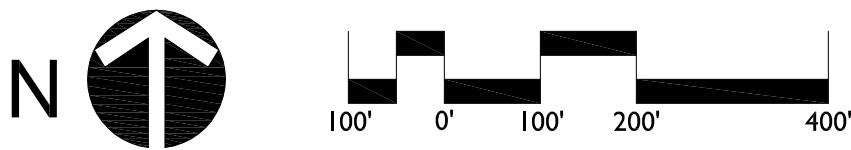
VICINITY MAP (N.T.S.)

SITE DEVELOPMENT DATA

Site Acreage:	+/- 90.45 Ac.
Tax Parcel #:	097-131-11 097-131-12
Existing Zoning:	B-1; R-17 MF; I-1
Proposed Zoning:	INST (CD)
Existing Uses:	Eastway Community Park (recreation fields and bathroom facility)
Proposed Uses:	Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the Institutional zoning district.
Maximum Gross Square feet of Development:	150,000 SF
Maximum Building Height:	Max building height for area zoned Institutional to be 40 feet. A building in a district may be erected to a height in excess of forty (40) feet, provided the minimum side yard is increased one foot for every two (2) feet in building height in excess of forty (40) feet. If a building abuts a residential use or residential zoning, it may not be constructed above the 40-foot limit unless the side and/or rear yard which abuts the residential use or zoning is increased one foot for each foot in building height in excess of forty (40) feet.
Parking:	1 space per 300 square feet of building gross square footage

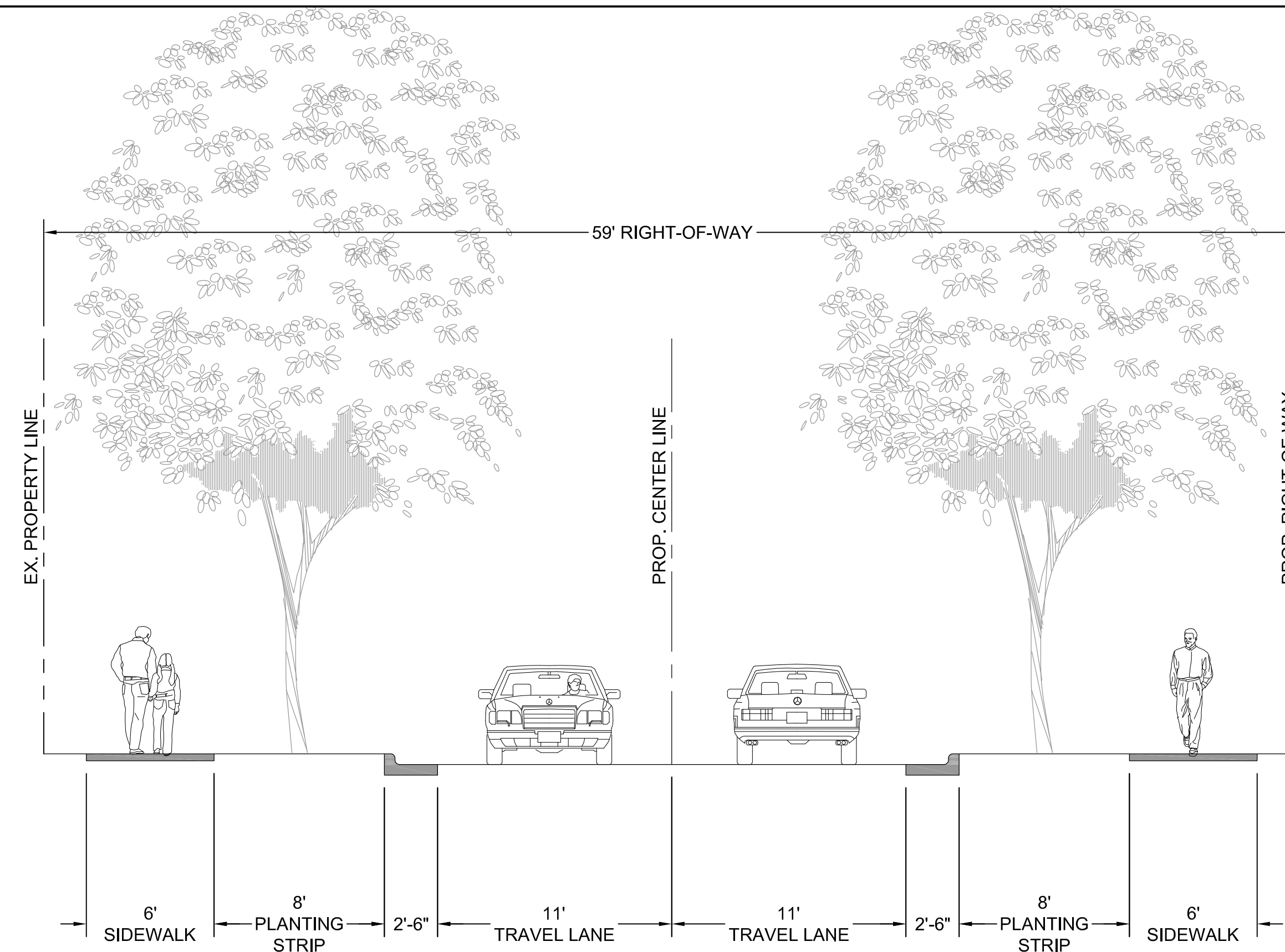
SITE LEGEND

- SITE ACCESS (VEHICULAR)
- SITE ACCESS (PEDESTRIAN)
- NETWORK STREET

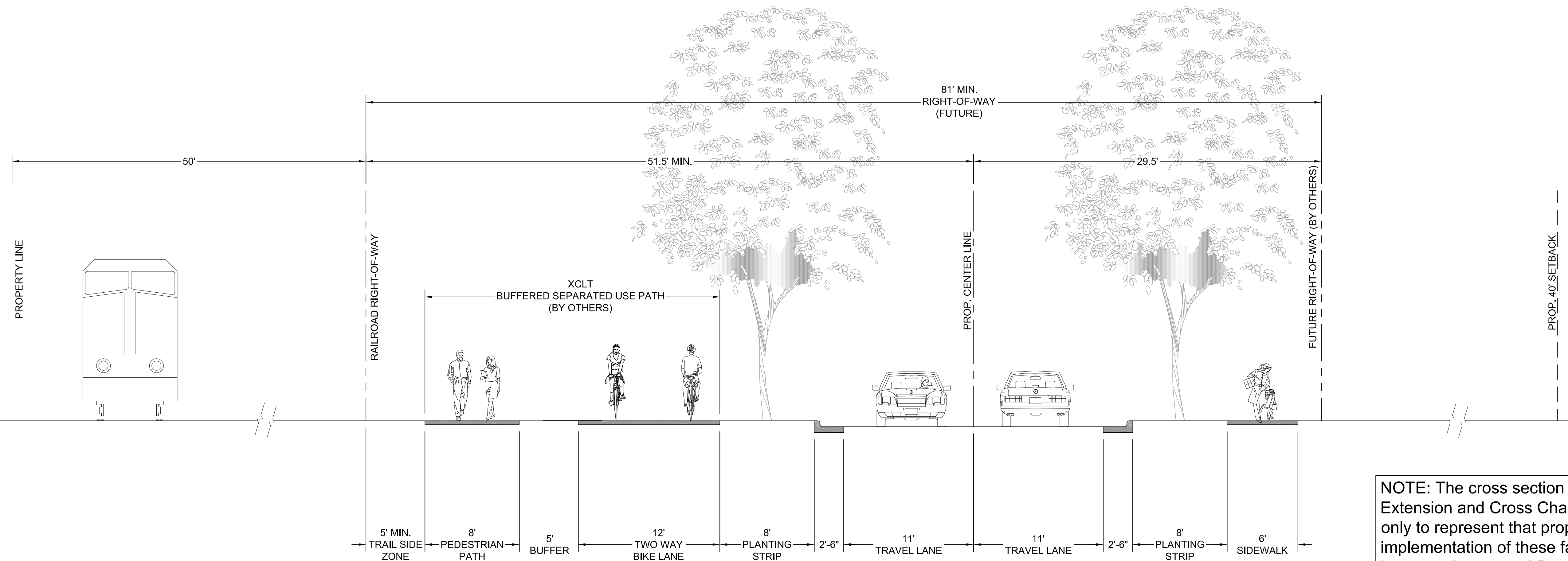


EASTWAY REGIONAL RECREATION CENTER
REZONING PETITION 2017-XXX
MECKLENBURG COUNTY PARKS & RECREATION
TECHNICAL DATA SHEET

REVISIONS:
DATE: APRIL 13, 2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI
SCALE: 1"=200'
PROJECT #: 1016294
SHEET #:
Z-1.0



AMERICANA AVENUE - PROPOSED CONDITION



FUTURE INDUSTRIAL DRIVE EXTENSION
(BY OTHERS)

NOTE: The cross section depicted for the future Industrial Drive Extension and Cross Charlotte Trail is provided for reference only to represent that proposed development would not prohibit implementation of these facilities. A separate agreement between the city and Petitioner is required to determine the viability and approval of these facilities on the subject property.

REVISIONS:

DATE: APRIL 13, 2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI
SCALE: 1"=25'
PROJECT #: 1016294
SHEET #:

Z-2.0

EASTWAY REGIONAL RECREATION CENTER
REZONING PETITION 2017-XXX
MECKLENBURG COUNTY PARKS & RECREATION
TYPICAL SECTIONS

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

Mecklenburg County Parks and Recreation
Development Standards
04/13/2017
Rezoning Petition No. 2017-xxx

1. Development Data

- a. Site Acreage:** ±90.45 acres
- b. Tax Parcel #:** 097-131-11, 097-131-12
- c. Existing Zoning:** B-1, R-17MF, I-1
- d. Proposed Zoning:** INST (CD)
- e. Existing Uses:** Eastway Community Park (recreation fields and bathroom facility)
- f. Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the institutional zoning district.
- g. Maximum Gross Square feet of Development:** 150,000 SF
- h. Maximum Building Height:** Maximum building height for area zoned Institutional to be 40 feet. A building in a district may be erected to a height in excess of forty (40) feet, provided the minimum side yard is increased one foot for every two (2) feet in building height in excess of forty (40) feet. If a building abuts a residential use or a residential zoning, it may not be constructed about the 40-foot limit unless the side and/or rear yard which abuts the residential use or zoning is increased one foot for each foot in building height in excess of forty (40) feet.
- i. Parking:** Parking shall be provided at a ratio of 1 space per 300 square feet of building gross square footage.

2. General Provisions

- a. Site Location.** These Development Standards, the Technical Data Sheet, and Typical Sections form the Rezoning Plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Mecklenburg County Parks and Recreation (“Petitioner”) to accommodate development of a recreation center on an approximately 89.22 acre site located off Eastway Drive, between N Tryon St and The Plaza, and generally bounded by the Norfolk Southern Railway to the North (“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 Institutional zoning classification shall govern.
- c. Graphics and Alterations.** The schematic depictions of the Development Areas, streets, pedestrian access connections, and other development matters and site elements (collectively the “Development/Site Elements”) set forth in the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, location, sizes, and formulations of the Development/Site Elements depicted in 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.

3. Permitted Uses

- Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the institutional zoning district, including but not limited to:
- a. Clinics and offices, medical, dental, and optical
 - b. Civil, social service, and fraternal facilities
 - c. Cultural facilities
 - d. Government buildings and recreation centers
 - e. Indoor recreation
 - f. Parks, greenways, and arboretums
 - g. Child care centers
 - h. Health institutions
 - i. Open space recreational uses
 - j. Outdoor recreation
 - k. Retail establishments, offices, and eating, drinking and entertainment establishments (Type 1)

4. Transportation

- Vehicular access to the Site shall be provided from Eastway Drive and Americana Avenue as generally depicted on the Rezoning Plan.
- a. Full movement access at Eastway Drive will include a southbound left turn lane into the project site with minimum of 100' of storage.

The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation (“CDOT”) and/or the North Carolina Department of Transportation (“NCDOT”).

At least one pedestrian access shall be provided to adjacent residential neighborhood as generally depicted on the Rezoning Plan.

CDOT Standards. All of the forgoing public roadway improvements will be subject to the standards and criteria of CDOT (as it related to the roadway improvements within its roadway system authority.) It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad south Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

Phasing. Notwithstanding the commitments of the Petitioner to provide for the roadway improvements described above, the following provisions shall permit development to take place prior to completion of all the above-referenced improvements.

Substantial Completion. Reference to “substantial completion” for certain improvements as set forth in the provisions above shall mean completion of the roadway improvements in accordance with the standards set forth above provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

Right-of-way Availability. It is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60 day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

Alternative Improvements. Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT and the Planning Director; provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

5. Streetscape and Landscaping

An 8' planting strip and 6' sidewalk shall be installed along the project frontage of Eastway Drive.

6. Environmental Features

The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

The Site will comply with the City of Charlotte Tree Ordinance.

7. Parks, Greenways, and Open Space

The Cross Charlotte Trail (“XCLT”) to be constructed on Site in the future by others as generally depicted in Rezoning Plan.

REVISIONS:

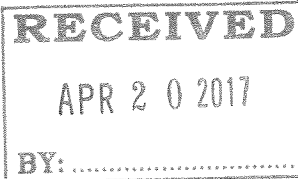
DATE: APRIL 13, 2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI
SCALE: AS SHOWN
PROJECT #: 1016294
SHEET #:

Z-3.0

EASTWAY REGIONAL RECREATION CENTER
REZONING PETITION 2017-XXX
MECKLENBURG COUNTY PARKS & RECREATION
DEVELOPMENT NOTES

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-087

Petition #:	
Date Filed:	4/20/2017
Received By:	B

Property Owners: PH COS Charlotte, LLC

Owner's Addresses: 303 Peachtree Center Ave, Ste. 575, Atlanta, GA 30303

Date Properties
Acquired: 8/5/2015

Property Addresses: 615 S College Street, Ste. 1200, Charlotte, NC 28202

Tax Parcel Numbers: 125-125-07

Current Land Use: vacant office

Size (Acres): ± 1.15

Existing Zoning: UMUD-O

Proposed Zoning: UMUD-O(SPA)

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

Required Rezoning Pre-Application Meeting* with: Solomon Fortune, Catherine Mahoney, and Alan Goodwin.

Date of meeting: 4/19/17

(*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): N/A

Purpose/description of Conditional Zoning Plan: To allow modifications to the allowed building signage, that will allow building signage appropriate to the scale of the building façade.

Keith MacVean & Jeff Brown

Name of Rezoning Agent

Moore & Van Allen, PLLC

100 N. Tryon Street, Suite 4700

Agent's Address

Charlotte, NC 28202

704-331-3531 (KM) 704-378-1954(KM)

704-331-1144 (JB) 704-378-1925 (JB)

Telephone Number

Fax Number

keithmacvean@mvalaw.com; jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENT A

Signature of Property Owner

Regions Bank (Attn: Prince McDougal)

Name of Petitioner

250 Riverchase Parkway East, Suite 600

Address of Petitioner

Birmingham, AL 35244

City, State, Zip

205.560.3358

Telephone Number

Fax Number

Princemcdougal@regions.com

E-mail Address

SEE ATTACHMENT B

Signature of Petitioner

ATTACHMENT A


Regions Bank

**OWNER JOINDER AGREEMENT
PH COS Charlotte LLC**

The undersigned, as the owner of the parcel of land located at 615 S College Street, Ste. 1200 that is designated as Tax Parcel No. 125-125-07 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 UMUD-O zoning districts to the UMUD-O(SPA) zoning district as more particular depicted on the related conditional rezoning plan, and to subsequent changes to the rezoning plan as part of this rezoning application.

This 13th day of April, 2017.

PH COS Charlotte LLC

By: 
Name: Neal Karmin
Title: Authorized Signatory

ATTACHMENT B

**PETITIONER SIGNATURE
REZONING PETITION NO. 2017-000
Regions Bank**

Petitioner:

Regions Bank

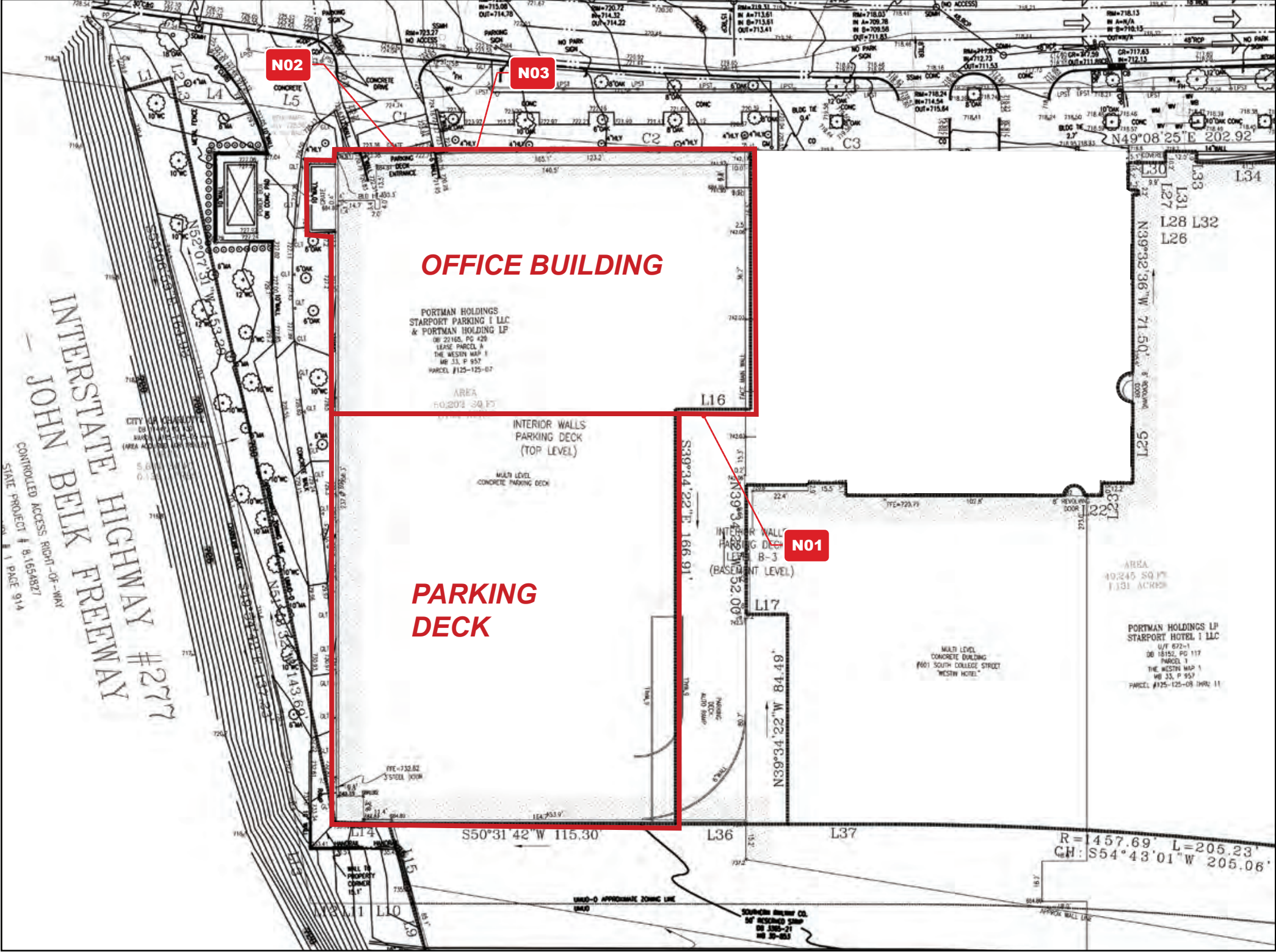
By: 

Name: Prince M. Douglas

Title: VP Operations

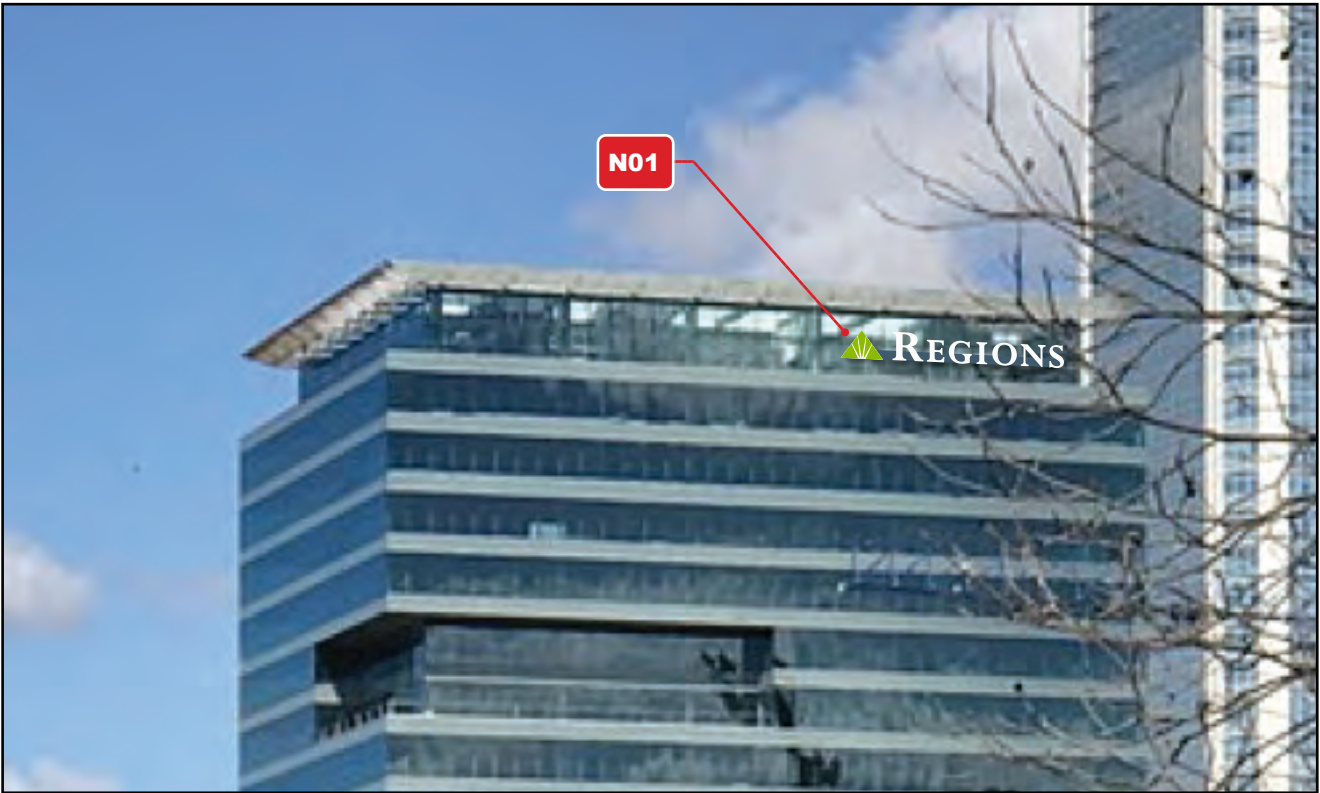
SIGN INVENTORY

SITE:	RFC073.NB Headquarters Building	
SIGN	PAGE	PROPOSED SIGN
N01	2	RFC.REG-IL78MWL-RW
N02	3	RFC.REG-IL78MWL-RW
N03	4	RFC.REG-IL24MWL
<div>Regions Bank</div> <div>Development Standards</div> <div>04/24/17</div> <div>Rezoning Petition No. 2017-000</div> <div>Site Development Data:</div> <div> --Acreage: ± 1.15 acres --Tax Parcel #s: 125-125-07 --Existing Zoning: UMUD-O --Proposed Zoning: UMUD-O(SPA) --Existing Uses: Office building and parking structure --Proposed Uses: Uses permitted by right and under prescribed conditions in UMUD zoning district and by the Optional provisions below together with accessory uses as allowed in the UMUD zoning district (as more specifically described and restricted below in Section 3). --Maximum Gross Square feet of Development: As allowed by the UMUD zoning district. </div> <div>The purpose of this rezoning petition is to allow an additional optional provision for the Site regarding building signage.</div>		

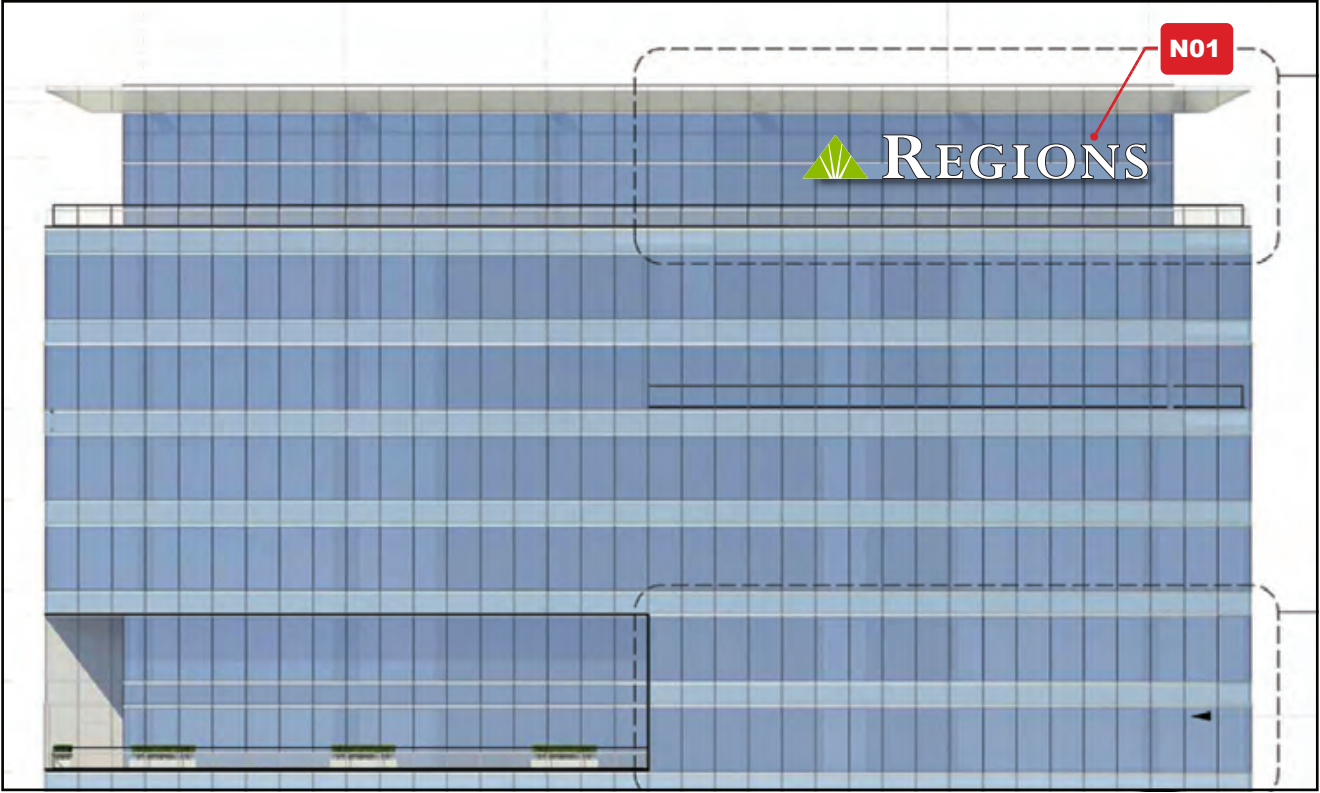


SIGN N01 - RFC.REG-IL78MWL-RW - 78”H ILLUMINATED WHITE MODIFIED LINEAR RACEWAY CHANNEL LETTERS (333.1 SQ. FT.)

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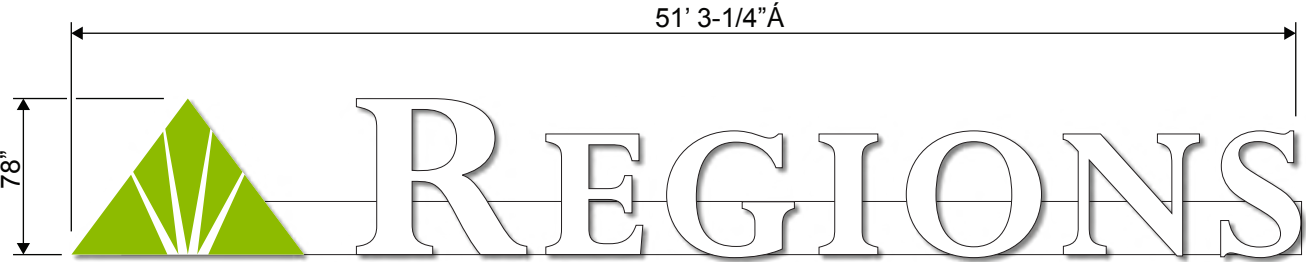
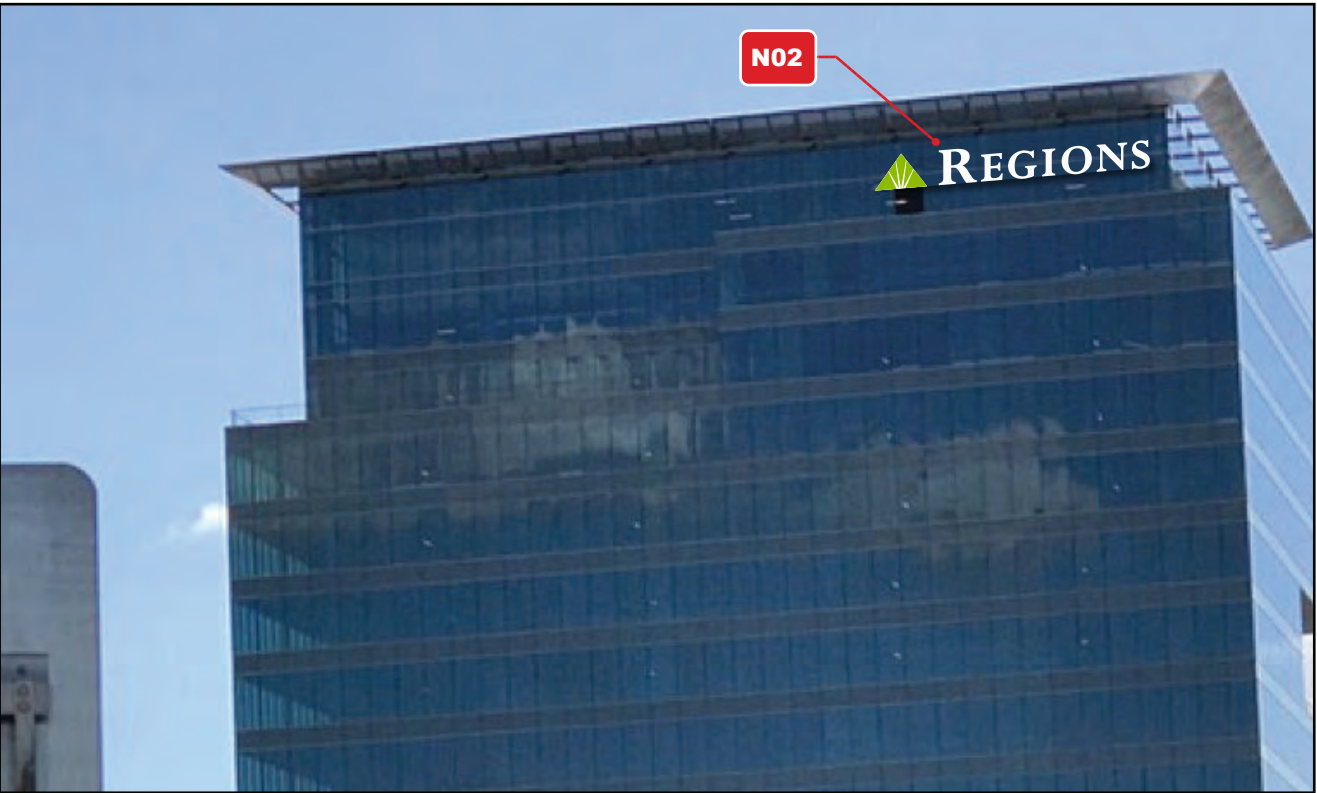


RFC.REG-IL78MWL-RW - 78”H ILLUMINATED WHITE MODIFIED LINEAR RACEWAY CHANNEL LETTERS
SCALE: 1/8” = 1’ 0”

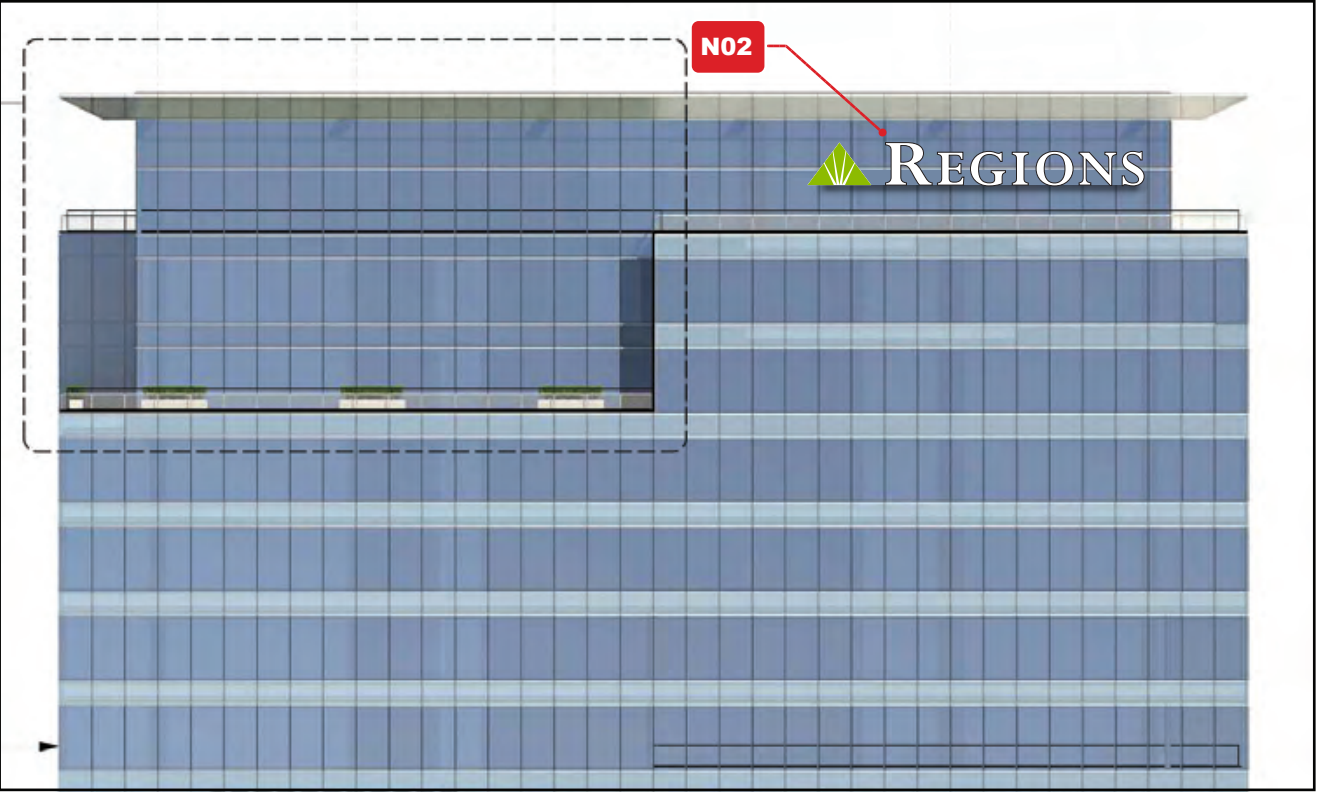


SIGN N02 - RFC.REG-IL78MWL-RW - 78”H ILLUMINATED WHITE MODIFIED
LINEAR RACEWAY CHANNEL LETTERS (333.1 SQ. FT.)

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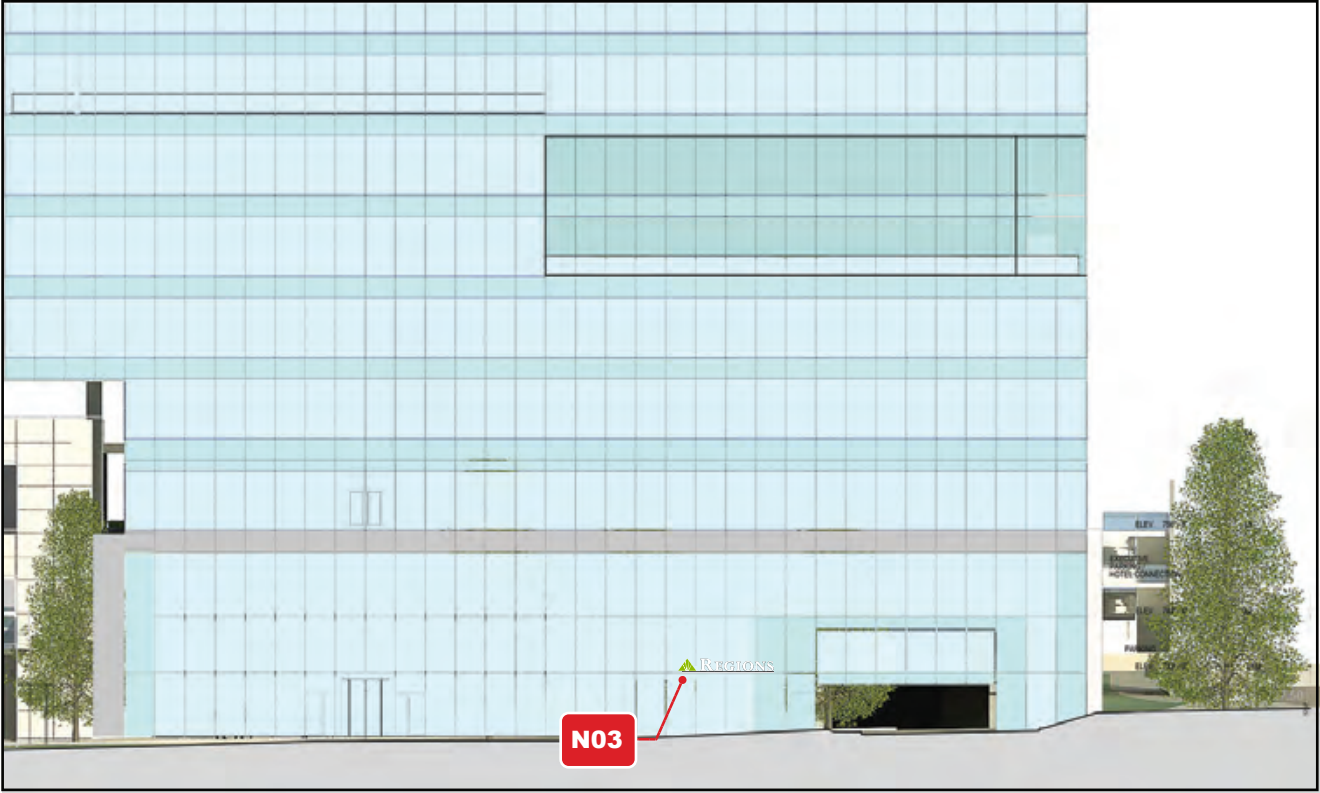
RFC.REG-IL78MWL-RW - 78”H ILLUMINATED WHITE MODIFIED LINEAR RACEWAY CHANNEL LETTERS
SCALE: 1/8” = 1’ 0”



**SIGN N03 - RFC.REG-IL24MWL-RW - 24”H ILLUMINATED WHITE MODIFIED
LINEAR RACEWAY CHANNEL LETTERS (31.55 SQ. FT.)**
• DIMENSIONS TO BE FIELD VERIFIED.



RFC.REG-IL24MWL-RW - 24”H ILLUMINATED WHITE MODIFIED LINEAR RACEWAY CHANNEL LETTERS
SCALE: 1/2” = 1’ 0”



Regions Bank
Development Standards
04/24/17
Rezoning Petition No. 2017-000

Site Development Data:

- Acreage:** ± 1.15 acres
- Tax Parcel #s:** 125-125-07
- Existing Zoning:** UMUD-O
- Proposed Zoning:** UMUD-O(SPA)
- Existing Uses:** Office building and parking structure
- Proposed Uses:** Uses permitted by right and under prescribed conditions in UMUD zoning district and by the Optional provisions below together with accessory uses as allowed in the UMUD zoning district (as more specifically described and restricted below in Section 3).
- Maximum Gross Square feet of Development:** As allowed by the UMUD zoning district.

The purpose of this rezoning petition is to allow an additional optional provision for the Site regarding building signage.

1. General Provisions:

- a. **Site Location.** These Development Standards and the Technical Data Sheet and other graphics set forth on attached Sheet RZ-1 form this rezoning plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Regions Bank (“Petitioner”) for an approximately 1.15 acre site located at 615 S College 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 UMUD-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 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.
- d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited to 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) to which such the accessory structure/building shall relate.

e. **Planned/Unified Development.** The Site may 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 building plans for the Adjacent Westin Hotel. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards, if applicable, will not be required internally between improvements and other site elements located on the Site and the Westin Hotel Site.

2. Optional Provisions.

The following optional provision shall apply to the Site:

a. To allow two (2) wall signs located at the top of the existing 18 story 982 foot tall building with up to 335 square feet of sign area per sign as generally depicted on the attached Rezoning Plan. This represents an increase in the allowed wall signage of 135 square feet per sign. The proposed signs will either be attached to the building wall that encloses the building penthouse, or will be anchored to the roof structure located between the penthouse wall and the buildings outer wall as generally depicted on the Rezoning Plan.

b. To allow the Optional Provision previously approved by Rezoning Petition No. 1999-038 regarding urban open space and required ground floor retail space.

3. Permitted Uses, Development Area Limitations:

a. The Site may be developed with uses permitted by right and under prescribed conditions in the UMUD zoning district together with accessory uses as allowed in the UMUD zoning district, subject to the Optional Provisions above.

4. Access:

a. Access to the Site will be from S. College Street and Stonewall Street as generally depicted on the Rezoning Plan.

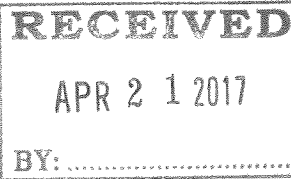
5. Amendments to the Rezoning Plan:

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.

6. 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, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-088

Petition #: _____
Date Filed: 4/21/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Trevi Partners, LLC
Owner's Address: 55 Midtown Park East City, State, Zip: Mobile, AL 36606
Date Property Acquired: 2005
Property Address: 12220 US Highway 29, Charlotte, NC 28262
Tax Parcel Number(s): 05108126
Current Land Use: Vacant Size (Acres): 23.30 AC
Existing Zoning: CC, UR-C (CD) Proposed Zoning: UR-C (CD) & UR(CO)
Overlay: None (Specify PED, Watershed, Historic District, etc.)
Required Rezoning Pre-Application Meeting* with: Subdivision, Planning/Zoning, CDOT
Date of meeting: 04/20/17

(*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 years
Purpose/description of Conditional Zoning Plan: To allow multi-family development and a greenway/trailhead in the area designated on the Plan.

ColeJenest & Stone, PA
Name of Rezoning Agent
200 South Tryon Street, Suite 1400
Agent's Address
Charlotte, NC 28202
City, State, Zip
704-376-1555 704-376-7851
Telephone Number Fax Number
cjenest@colejeneststone.com
E-Mail Address
[Signature]
Signature of Property Owner
T. Todd Martin, III
(Name Typed / Printed)

Trevi Partners, LLC
Name of Petitioner(s)
55 Midtown Park East
Address of Petitioner(s)
Mobile, AL 36606
City, State, Zip
251-450-2823 251-450-2788
Telephone Number Fax Number
tmartin@scrgllc.com
E-Mail Address
[Signature]
Signature of Petitioner
T. Todd Martin, III
(Name Typed / Printed)

SITE DEVELOPMENT DATA:

- ACREAGE: 23.30 ± ACRES
- TAX PARCEL #S: 051-081-26
- EXISTING ZONING: CC, UR-C (CD)
- PROPOSED ZONING: UR-C (CD)
- EXISTING USES: VACANT
- PROPOSED USES: UP TO 275 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE UR-C ZONING DISTRICT
- MAXIMUM BUILDING HEIGHT: BUILDING HEIGHT WILL BE LIMITED TO FOUR (4) STORIES. ARCHITECTURAL FEATURES SUCH AS SPIRES, TOWERS, DOWNS, AND THE LIKE AS WELL AS ROOF TOP MECHANICAL EQUIPMENT, AND SCREENS OR DEVICES USED TO SCREEN ROOF TOP STRUCTURES OR EQUIPMENT WILL BE ALLOWED AND WILL NOT BE CONSIDERED PART OF THE ALLOWED FOUR (4) STORY BUILDING HEIGHT.
- PARKING: 1.25 SPACES PER UNIT MINIMUM
- TREE SAVE: A MINIMUM OF 15% OF THE SITE WILL BE ESTABLISHED AS TREE SAVE AREAS AS DEFINED IN CHARLOTTE TREE ORDINANCE. TREE SAVE WILL BE REVIEWED FOR ENTIRE UNIFIED DEVELOPMENT.

1. GENERAL PROVISIONS:

- a. THE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY TREVI PARTNERS, LLC ("THE PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF AN APPROXIMATELY 23.30 ACRE SITE LOCATED AT 12220 U.S. HIGHWAY 29 ("THE SITE") WITH A MULTI-FAMILY RESIDENTIAL COMMUNITY THAT COULD CONTAIN UP TO 275 MULTI-FAMILY DWELLING UNITS.
- b. DEVELOPMENT OF THIS SITE WILL BE GOVERNED BY THE ATTACHED REZONING PLAN AND THESE DEVELOPMENT STANDARDS (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE ("THE ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-C (CD) ZONING DISTRICT CLASSIFICATION SHALL GOVERN DEVELOPMENT TAKING PLACE ON THE SITE.
- c. THE REZONING AREA WILL BE A PART OF A LARGER UNIFIED DEVELOPMENT WHICH WILL INCLUDE THE PROPERTY EAST OF PUBLIC ROAD 'A' (PARCEL NOS. 051-091-09, 051-091-10, 051-091-11, 051-091-12) AS SHOWN ON THE REZONING PLAN. THIS PROPERTY WAS REZONED UNDER THE APPROVED PETITION NO. 2016-047. THIS PROPERTY WILL BE RE-COMBINED AS PART OF THE SUBDIVISION REVIEW AND APPROVAL PROCESS.
- d. THE PETITIONER RESERVES THE RIGHT TO REQUEST A VARIANCE FROM THE BASE ORDINANCE PROVISIONS FOR LOADING STANDARDS.
- e. THE REZONING PLAN DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH OF THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT AND SITE ELEMENTS PROPOSED, AND THE MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENT SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS. PROVIDED, HOWEVER, ANY SUCH ALTERATION AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. CHANGES TO THE REZONING PLAN NOT PERMITTED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE 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. EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR,
- ii. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
- iii. 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-100.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS. 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.

2. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS:

- b. THE SITE MAY BE DEVELOPED WITH UP TO 275 MULTI-FAMILY DWELLING UNITS TOGETHER WITH ACCESSORY USES ALLOWED IN THE UR-C (CD) ZONING DISTRICT.

3. TRANSPORTATION IMPROVEMENTS AND ACCESS:

i. PROPOSED IMPROVEMENTS:

- a. ACCESS TO THE SITE WILL BE FROM U.S. HIGHWAY 29 AS GENERALLY DEPICTED ON THE REZONING PLAN.

- b. MINOR ADJUSTMENTS IN THE LOCATION OF THE POSSIBLE CONNECTION CAN BE MADE IN CONSULTATION WITH THE PLANNING DEPARTMENT DURING THE PLANNED MULTI-FAMILY REVIEW AND APPROVAL PROCESS;

- c. SUBJECT TO THE PROVISIONS AND DESIGN DESCRIBED IN THE SECTION ABOVE, THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS, AS APPROVED BY CDOT/NC DOT, REQUIRED TO ACCOMMODATE THE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT/NC DOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

- d. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.

ii. STANDARDS, PHASING AND OTHER PROVISIONS:

- a. CDOT/NC DOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AS APPLICABLE. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

- b. RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE MAY NOT BE POSSIBLE WITHOUT THE ACQUISITION OF ADDITIONAL RIGHT OF WAY. IF AFTER THE EXERCISE OF DILIGENT GOOD FAITH EFFORTS OVER A MINIMUM OF A 60 DAY PERIOD, THE PETITIONER IS UNABLE TO ACQUIRE ANY LAND NECESSARY TO PROVIDE FOR ANY SUCH ADDITIONAL RIGHT OF WAY UPON COMMERCIALLY REASONABLE TERMS AND AT MARKET PRICES, THEN CDOT, THE CITY OF CHARLOTTE ENGINEERING DIVISION OR OTHER APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY AGREE TO PROCEED WITH ACQUISITION OF ANY SUCH LAND. IN SUCH EVENT, THE PETITIONER SHALL REIMBURSE THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR THE COST OF ANY SUCH ACQUISITION PROCEEDINGS INCLUDING COMPENSATION PAID BY THE APPLICABLE AGENCY, DEPARTMENT OR GOVERNMENTAL BODY FOR ANY SUCH LAND AND THE EXPENSES OF SUCH PROCEEDINGS. FURTHERMORE, IN THE EVENT PUBLIC ROADWAY IMPROVEMENTS REFERENCED IN SUBSECTION A. ABOVE ARE DELAYED BECAUSE OF DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY AS CONTAINED HEREIN, AND SUCH DELAY EXTENDS BEYOND THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN THE PETITIONER WILL WORK WITH CITY STAFF TO DETERMINE THE PROCESS TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS; PROVIDED, HOWEVER, PETITIONER CONTINUES TO EXERCISE GOOD FAITH EFFORTS TO COMPLETE THE APPLICABLE ROAD-WAY IMPROVEMENTS; IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

- c. CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENTS CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON THE DETERMINATION AND MUTUAL AGREEMENT OF PETITIONER, CDOT, AND THE PLANNING DIRECTOR AS APPLICABLE. PROVIDED HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

- d. THE PRIVATE MALLARD CREEK WASTEWATER TREATMENT PLANT ACCESS ROAD IMPROVEMENTS AND ACCESS COORDINATION SHALL BE IMPLEMENTED TO CHARLOTTE WATER'S SATISFACTION PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.

- e. ALL PUBLIC TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.

- f. THE PETITIONER WILL DEDICATE IN FEE-SIMPLE AND CONVEY ALL PUBLIC RIGHTS OF WAY TO THE CITY OF CHARLOTTE PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING COMPLETED ON THE SITE.

4. ARCHITECTURAL STANDARDS:

- a. PREFERRED EXTERIOR BUILDING MATERIALS – ALL PRINCIPAL AND ACCESSORY BUILDING ADJUTING A PUBLIC OR PRIVATE STREET SHALL COMPRISE A MINIMUM OF 30% OF A BUILDING TOTAL FACADE (EXCLUSIVE OF WINDOWS, DOORS AND BALCONIES).
- BRICK
 - NATURAL STONE (OR SYNTHETIC EQUIVALENT)
 - OTHER EQUIVALENT OR BETTER MATERIAL APPROVED BY THE PLANNING DIRECTOR OR HIS/HER DESIGNEE

- b. PROHIBITED EXTERIOR BUILDING MATERIALS – THE FOLLOWING EXTERIOR BUILDING MATERIALS ARE SPECIFICALLY PROHIBITED:
- VINYL SIDING (EXCEPT FOR SOFFITS AND TRIM INCLUDING WINDOW AND DOOR TRIM)
 - CONCRETE MASONRY UNITS (CMU) NOT ARCHITECTURALLY FINISHED.

- c. BUILDING PLACEMENT AND DESIGN – BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT THROUGH THE FOLLOWING STANDARDS:
- BUILDING STREET FRONTAGE – BUILDINGS SHALL BE ARRANGED AND ORIENTED TO FRONT ALONG ALL NETWORK REQUIRED STREETS (PUBLIC OR PRIVATE STREETS) AS DEFINED BY THE SUBDIVISION ORDINANCE, EXCEPT FOR U-03 & U-05 STREET TYPES DEFINED BY THE URBAN STREET DESIGN GUIDELINES.
 - BUILDINGS SHALL FRONT A MINIMUM OF 50% OF THE TOTAL STREET FRONTAGE ON THE SITE (EXCLUSIVE OF DRIVEWAYS, PEDESTRIAN ACCESS POINTS, USABLE OPEN SPACE, TREE SAVE AREAS, NATURAL AREAS, AND/OR TREE RE-PLANTING AREAS.
 - DRIVEWAYS FOR PRIVATE RESIDENTIAL GARAGES AND/OR PARKING SHALL BE PROHIBITED ON ALL NETWORK REQUIRED STREETS.

- d. BUILDING MASSING & HEIGHT – BUILDING MASSING SHALL BE DESIGNED TO BREAK UP LONG, MONOLITHIC BUILDING FORMS THROUGH THE FOLLOWING STANDARDS:
- BUILDING MASSING – BUILDINGS EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FACADE PLANE (RECESS, PROJECTION, ARCHITECTURAL TREATMENT, ETC.). MODULATIONS SHALL BE A MINIMUM OF 10 FEET WIDE AND SHALL EXTEND OR RECESS A MINIMUM OF 5 FEET, EXTENDING THROUGH ALL FLOORS. MODULATIONS WILL OCCUR EVERY 10 FEET.
 - BUILDING HEIGHT – PER THE ZONING ORDINANCE.

- e. ARCHITECTURAL ELEVATION DESIGN – ARCHITECTURAL ELEVATIONS SHALL BE DESIGNED TO CREATE VISUAL INTEREST THROUGH THE FOLLOWING STANDARDS:
- VERTICAL MODULATION AND RHYTHM – BUILDING ELEVATIONS SHALL BE DESIGNED WITH RECOGNIZABLE VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FACADE FEATURES. THE BAYS AND FEATURES MAY INCLUDE, BUT NOT LIMITED TO A COMBINATION OF EXTERIOR WALL OFFSETS, PROJECTIONS, AND/OR RECESSES, PLASTERS, AND CHANGES IN MATERIALS.
 - BUILDING BASE – BUILDINGS SHALL BE DESIGNED WITH A RECOGNIZABLE ARCHITECTURAL BASE. A MINIMUM OF THREE ELEVATIONS OF EACH BUILDING WILL BE ARTICULATED WITH A WAINSCOT OF PREFERRED EXTERIOR BUILDING MATERIALS LISTED ABOVE A MINIMUM OF THREE (3) FEET IN HEIGHT.
 - BLANK WALLS – BUILDING ELEVATIONS FACING STREETS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET.
 - ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, MEDALLIONS, OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

- f. ROOF FORM AND ARTICULATION – ROOF FORM AND ROOFLINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE THROUGH THE FOLLOWING STANDARDS:
- LONG ROOFLINES (PITCHED OR FLAT) SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM (E.G. DORMERS, GABLES, ETC.)
 - FOR PITCHED ROOFS THE MAXIMUM PITCH SHALL BE 4:12 (FOUR FEET IN VERTICAL HEIGHT FOR EVERY 12 FEET IN HORIZONTAL LENGTH), EXCLUDING BUILDINGS WITH A FLAT ROOF AND PARAPET WALLS.
 - ROOF-TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST STREET AND FROM THE NEAREST SINGLE-FAMILY STRUCTURE IF LOCATED ON ROOF.

- g. SERVICE AREA SCREENING – SITE SERVICE AREAS (DUMPSTERS, REFUSE AREAS, RECYCLING AREAS, STORAGE) SHALL BE SCREENED FROM VIEW THROUGH THE FOLLOWING STANDARDS:
- SERVICE AREAS WILL BE SCREENED BY A MINIMUM 30 PERCENT MASONRY MATERIAL
 - UTILITY STRUCTURES NEED TO BE SCREENED ARCHITECTURALLY OR WITH EVERGREEN PLANT MATERIAL
 - WALLS SHALL BE DESIGNED TO MATCH AND COMPLEMENT THE BUILDING ARCHITECTURE OF THE RESIDENTIAL BUILDINGS OF THE SUBJECT PROPERTY.

5. 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 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.

6. OPEN SPACE/TREE SAVE AREAS:

- a. OPEN SPACE/TREE SAVE AREAS EQUALING 15% OF THE SITE AREA WILL BE PROVIDED. THE OPEN SPACE/TREE SAVE AREAS DEPICTED ON THE REZONING PLAN MAY BE RELOCATED TO OTHER LOCATION ON THE SITE.

7. 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.

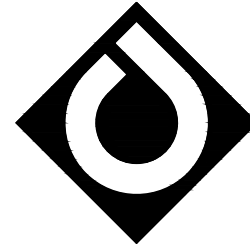
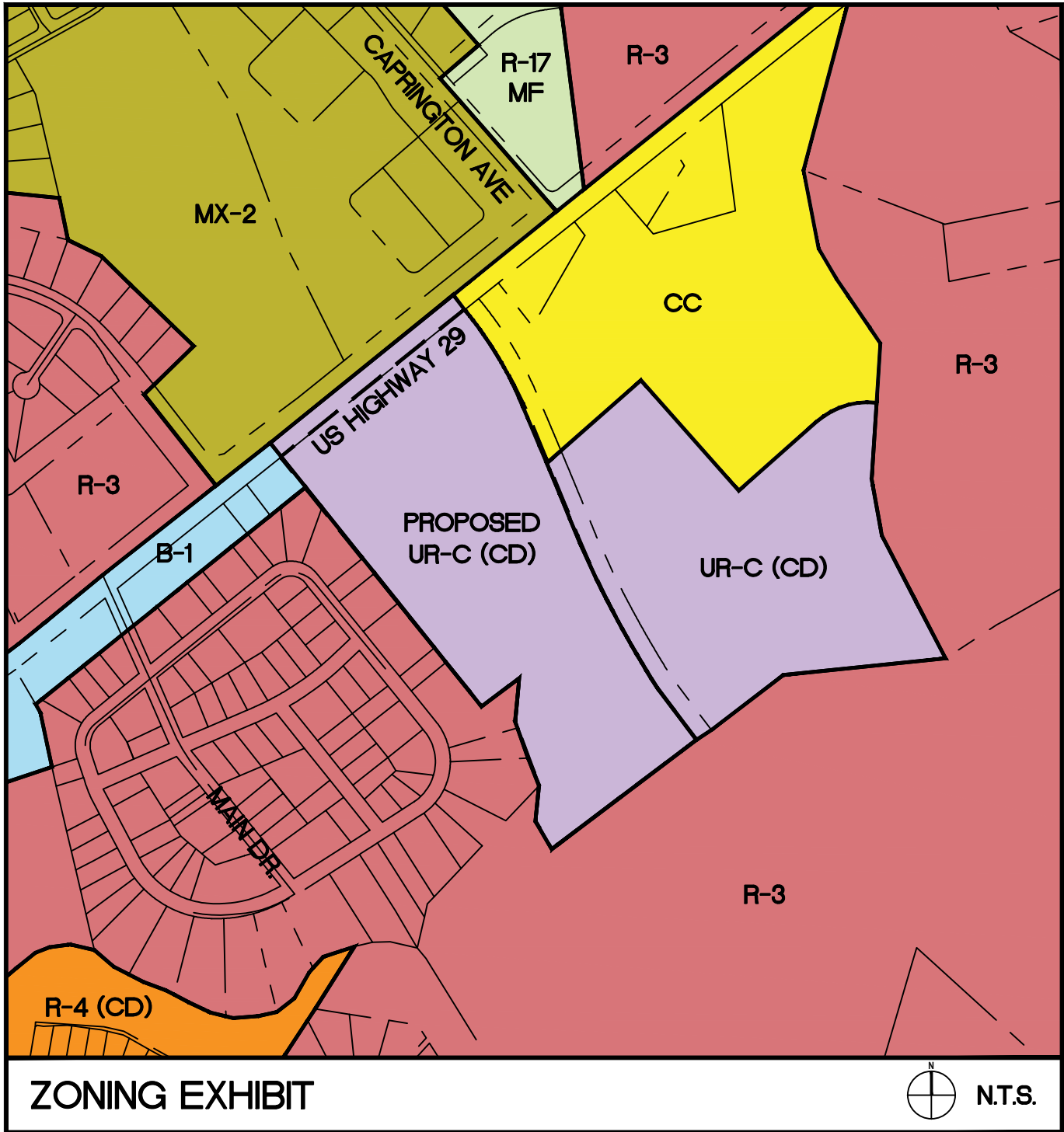
- b. DETACHED LIGHTING ON THE SITE, EXCEPT STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 21 FEET IN HEIGHT TO ALLOW BASE.

8. 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.

9. 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 AREA, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning

+ Landscape Architecture

+ Civil Engineering

+ Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p+ 704 376 1555 f+ 704 376 7851
url+ www.colejeneststone.com

SOUTHLAND
CAPITAL REALTY
GROUP, LLC

55 MIDTOWN PARKWAY EAST
MOBILE, AL 36606

TREVI VILLAGE
MULTI-FAMILY
REZONING

2220 U.S. HIGHWAY 29
CHARLOTTE, NC 28262

DEVELOPMENT
STANDARDS

Project No.

4004

Issued

04/24/17

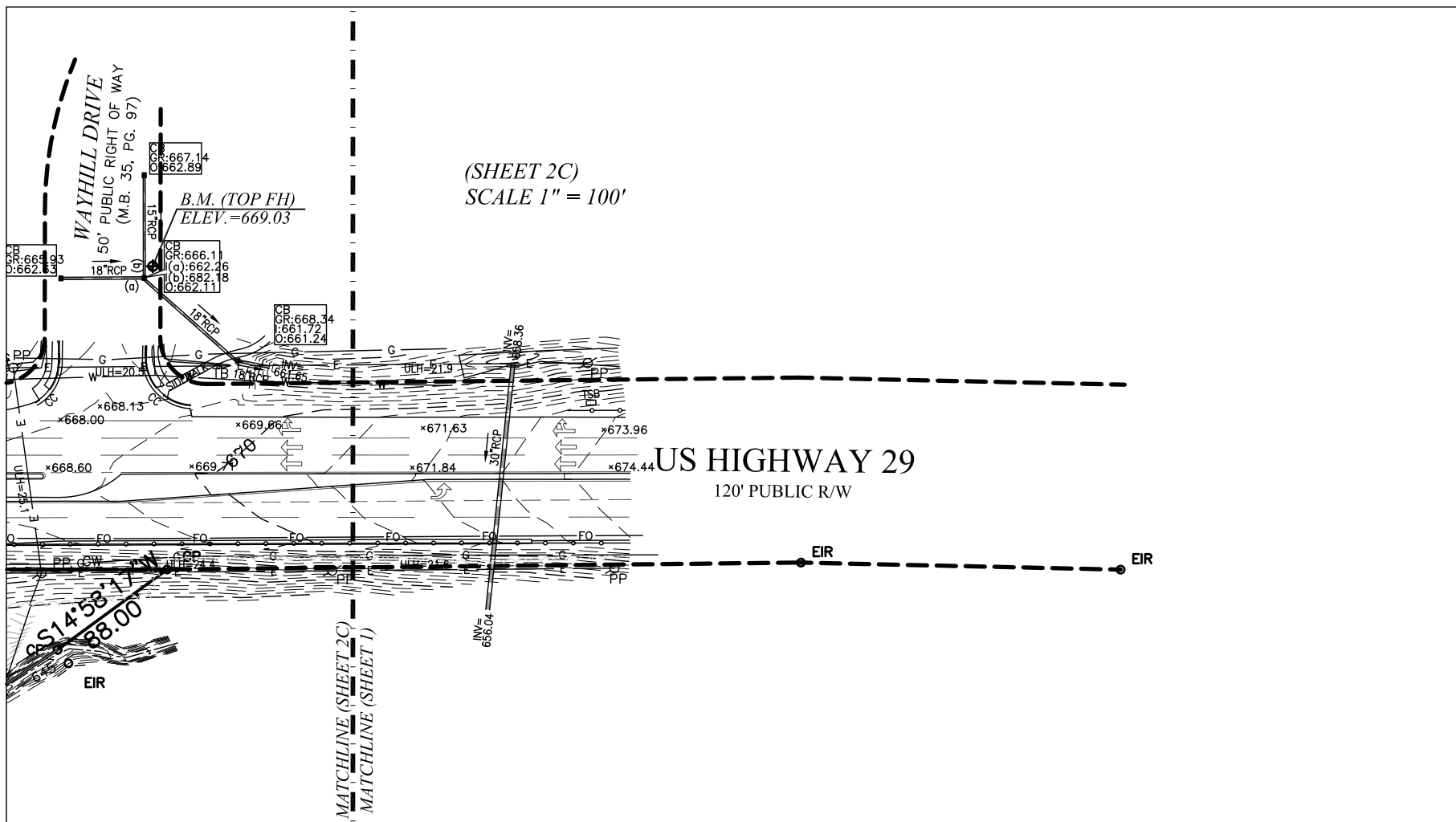
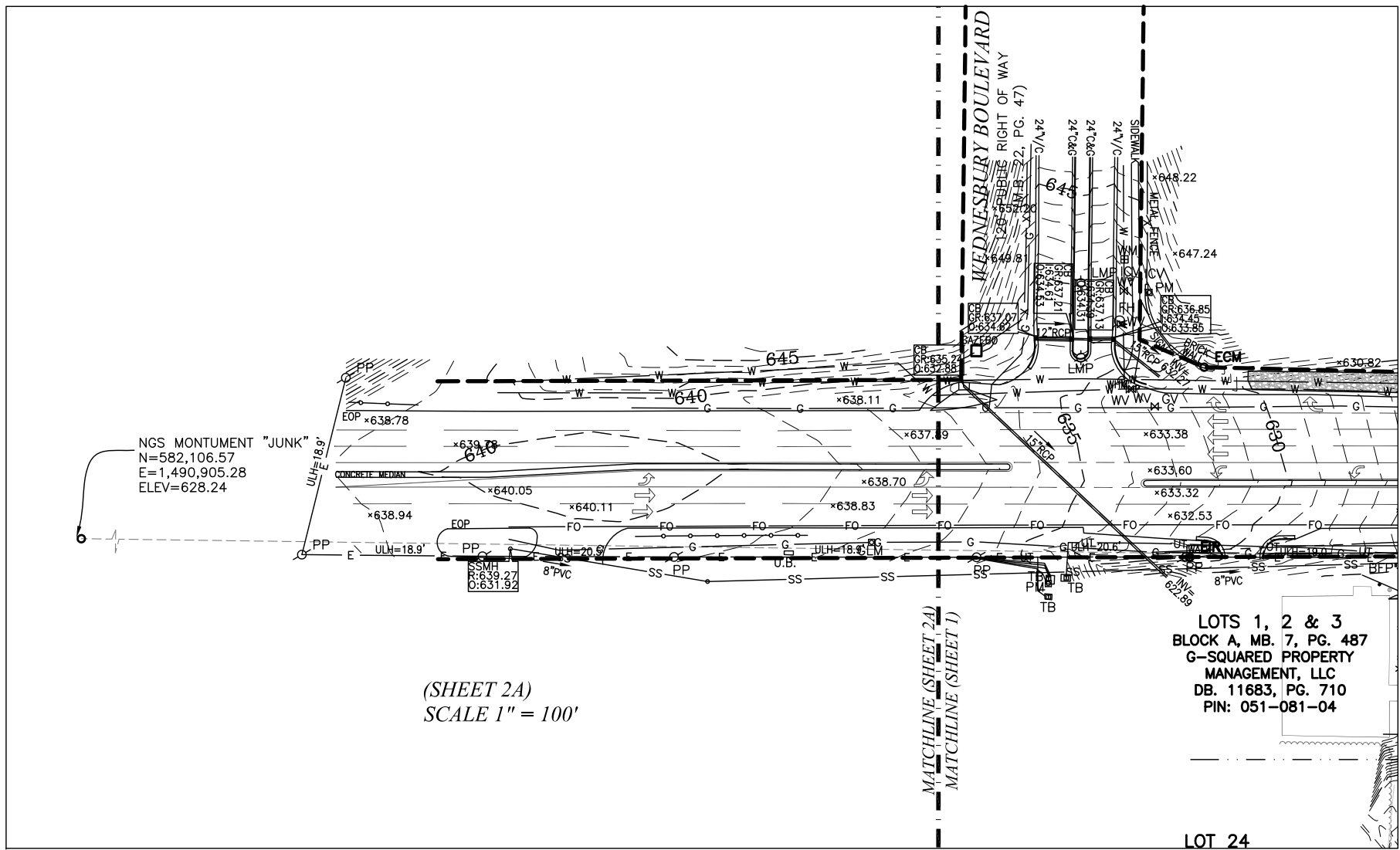
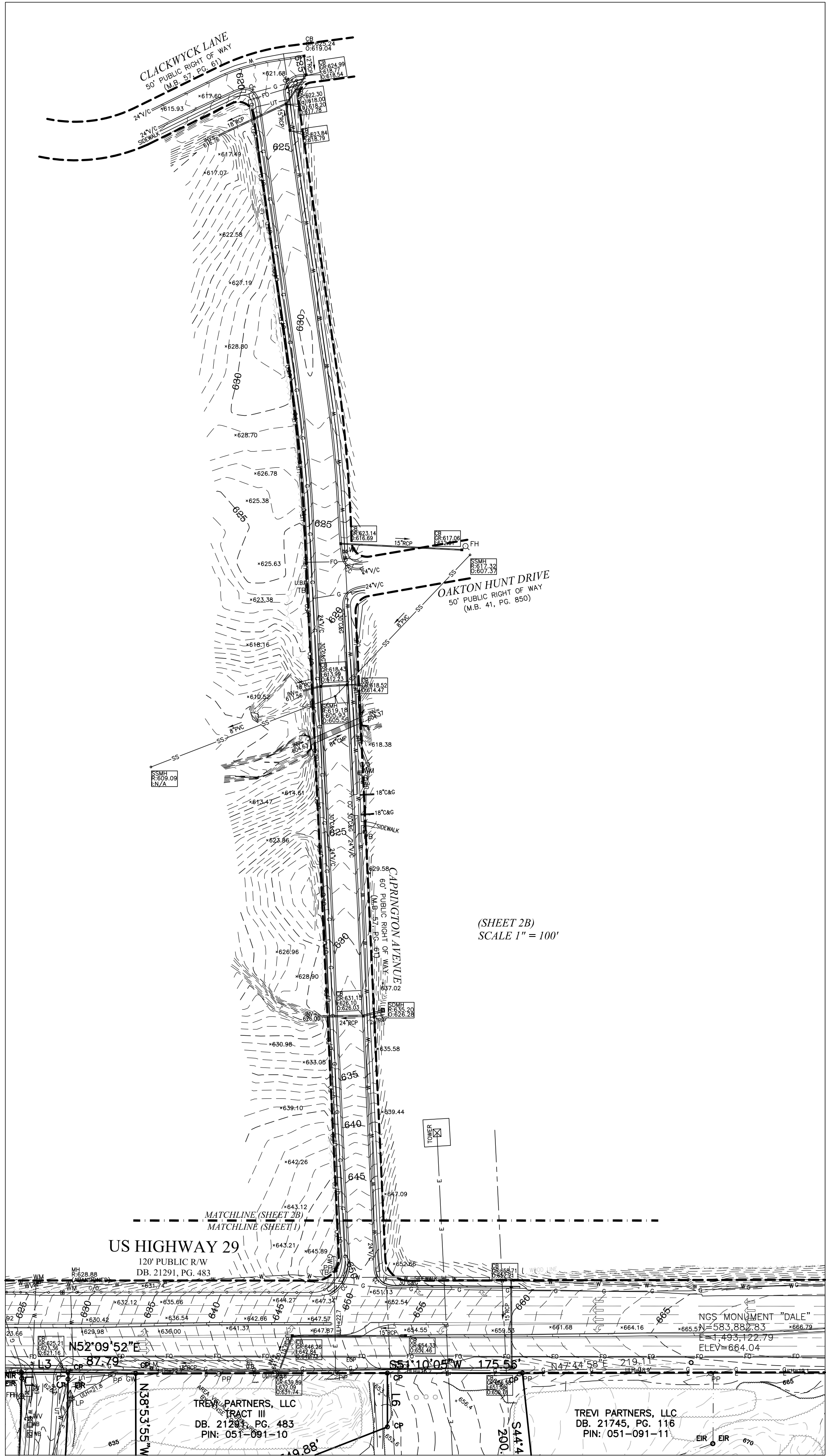
Revised



RZ-200

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ColeJenest & Stone, P.A. 2017 ©



LINE LEGEND:

EASEMENT	---
FENCE	-x-
GUARD RAIL	-o-o-
PROPERTY LINE	---
PROPERTY LINE (NOT SURVEYED)	---
RIGHT-OF-WAY	---
RIGHT-OF-WAY (NOT SURVEYED)	---
SETBACK	---
CABLE TV LINE	-c-
FIBER OPTIC LINE	-f-
GAS LINE	-g-
POWER LINE	-e-
POWER LINE (UNDERGROUND)	-u-
SANITARY SEWER PIPE	-ss-
STORM DRAIN PIPE	-sd-
TELEPHONE LINE	-t-
TELEPHONE LINE (UNDERGROUND)	-ut-
WATER LINE	-w-
WOOD FENCE	-o-o-

AERIAL NOTES:

INDEPENDENT MAPPING CONSULTANTS, INC.
JOB NO. IMC4492

A PORTION OF THIS MAP WAS PRODUCED BY PHOTOGRAMMETRIC METHODS FROM LIDAR DATA AND AERIAL PHOTOGRAPHY IN ACCORDANCE WITH NATIONAL MAP ACCURACY STANDARDS FOR 1"=40' SCALE MAPPING WITH 1' CONTOURS (SPURSED) BY THE USGS. PLANIMETRIC AND TOPOGRAPHIC FEATURES THAT ARE IN AREAS DELINEATED AS "OBSCURED" MAY NOT ADHERE TO NATIONAL MAP ACCURACY STANDARDS. THIS IS EFFECTIVE AT PENETRATING AVERAGE LEAF COVERAGE. LIDAR TECHNOLOGY CANNOT BE GUARANTEED IN AREAS OF ESPECIALLY DENSE LEAF CANOPY. THEREFORE, IMC CANNOT GUARANTEE THE ACCURACY OF THE TOPOGRAPHIC CONTOURS IN DENSELY VEGETATED AREAS.

NINETY-FIVE (95) PERCENT OF ALL CONTOURS ON CLEAR UNOBSCURED GROUND WILL BE CORRECT TO WITHIN ONE-HALF (1/2) OF THE CONTOUR INTERVAL. THE REMAINING FIVE (5) PERCENT WILL NOT EXCEED ERROR OF MORE THAN THE CONTOUR INTERVAL.

DASHED-LINE CONTOURS SHALL HAVE AN ACCURACY WITH RESPECT TO TRUE ELEVATION OF ONE CONTOUR INTERVAL OR ONE-FOURTH (1/4) THE AVERAGE HEIGHT OF THE GROUND COVER, WHICHEVER IS GREATER.

NINETY (90) PERCENT OF ALL SPOT ELEVATIONS ON CLEAR UNOBSCURED GROUND WILL BE CORRECT TO WITHIN TWENTY-FIVE (25) PERCENT OF THE SPECIFIED CONTOUR INTERVAL, AND NONE WILL BE IN ERROR BY MORE THAN FIFTY (50) PERCENT OF THAT CONTOUR INTERVAL.

NINETY-FIVE (95) PERCENT OF ALL VISIBLE PLANIMETRIC FEATURES SHALL BE WITHIN ONE-FORTIETH (1/40) OF AN INCH AT MAP SCALE, OF THEIR CORRECT COORDINATE POSITIONS. NO SUCH WELL DEFINED FEATURES SHALL BE IN ERROR BY MORE THAN ONE-TWENTIETH (1/20) OF AN INCH.

CONTACT BOB CARL, PLS. PPS FOR QUESTIONS, 704-540-0087.

SURVEYOR NOTE:

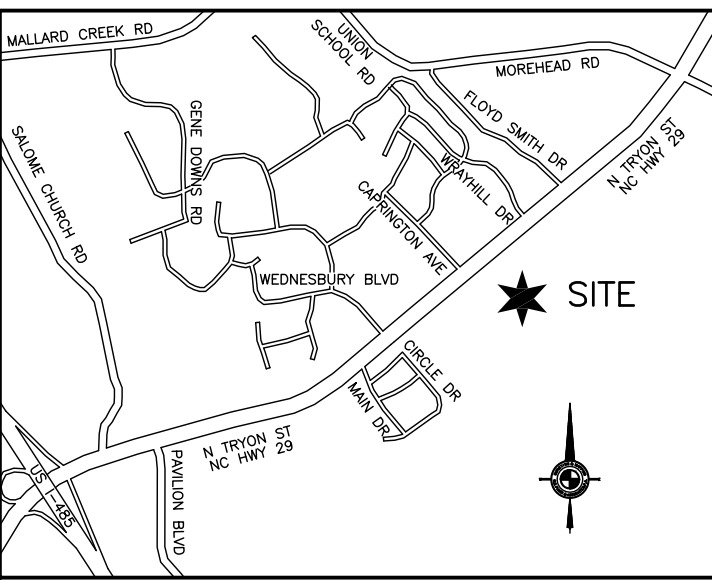
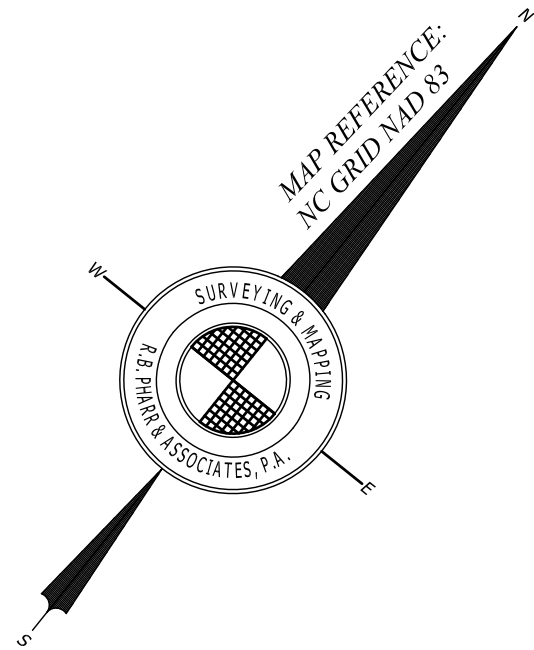
TRACT II AS SHOWN HEREIN IS THE SAME PROPERTY AS DESCRIBED AS "TRACT II" IN EXHIBIT A TO THAT CERTAIN DEED OF TRUST RECORDED IN BOOK 21291 AT PAGE 491, AS AMENDED, AND DEED OF TRUST RECORDED IN BOOK 21745 AT PAGE 121, AS AMENDED, OF THE MECKLENBURG COUNTY PUBLIC REGISTRY.

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY'S PARTLY LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.

THIS IS TO CERTIFY THAT ON THE 06 DAY OF JUNE 20 10, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE 1600 (21) NCAC 50 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED



LEGEND:

BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CC - CURB CUT
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
DB - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EV - EXISTING VALVE
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FP - FLAG POLE
FF - FIRE VALVE
GDP - GUARD POST
GM - GAS METER
GP - GATE POST
GR - GRATE
GV - GAS VALVE
GW - GUY WIRE
HVAC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
I - INVERT IN
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
OM - MEASURED
MBX - MAILBOX
MB - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
O - INVERT OUT
OHANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
R - RIM
R - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SBB - BILLBOARD
SDMH - STORM DRAIN MANHOLE
SMP - MULTI-POST SIGN
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TER - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
UTL - UTILITY LINE HEIGHT
WB - WATER BOX
WM - WATER METER
WSP - WATER SPIGOT
WV - WATER VALVE

PRELIMINARY
FOR COORDINATION &
REVIEW ONLY

THIS SHEET IS PART OF A SET OF 3 AND ALL SHEETS MUST
BE TOGETHER FOR COMPLETE SURVEY

SHEET 2 OF 3

ALTA/ACSM LAND TITLE SURVEY PREPARED FOR:

TREVI PARTNERS, LLC

NORTH TRYON STREET/US HIGHWAY 29
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
TRACT I AND II; DB 21291, PG. 483
TAX PARCEL NO: 051-091-09 & 051-081-26

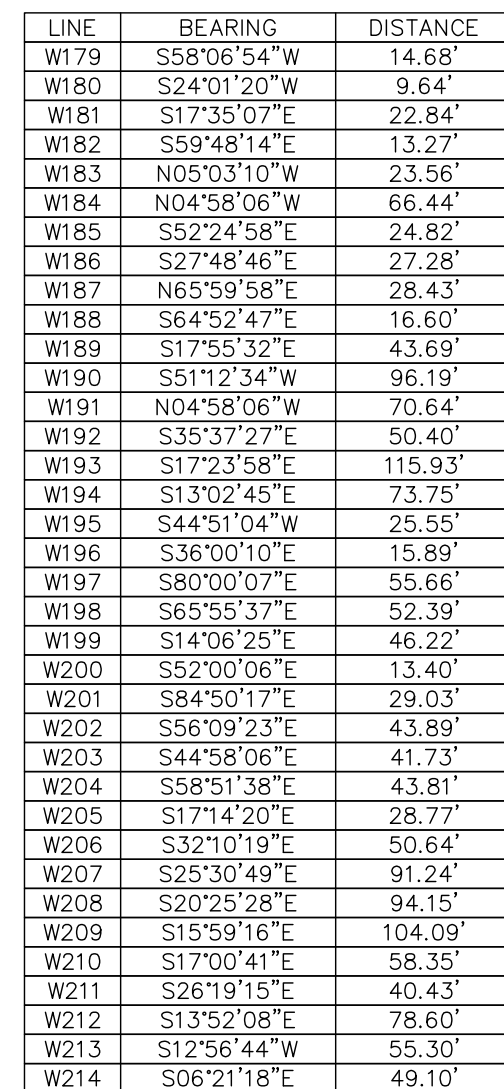
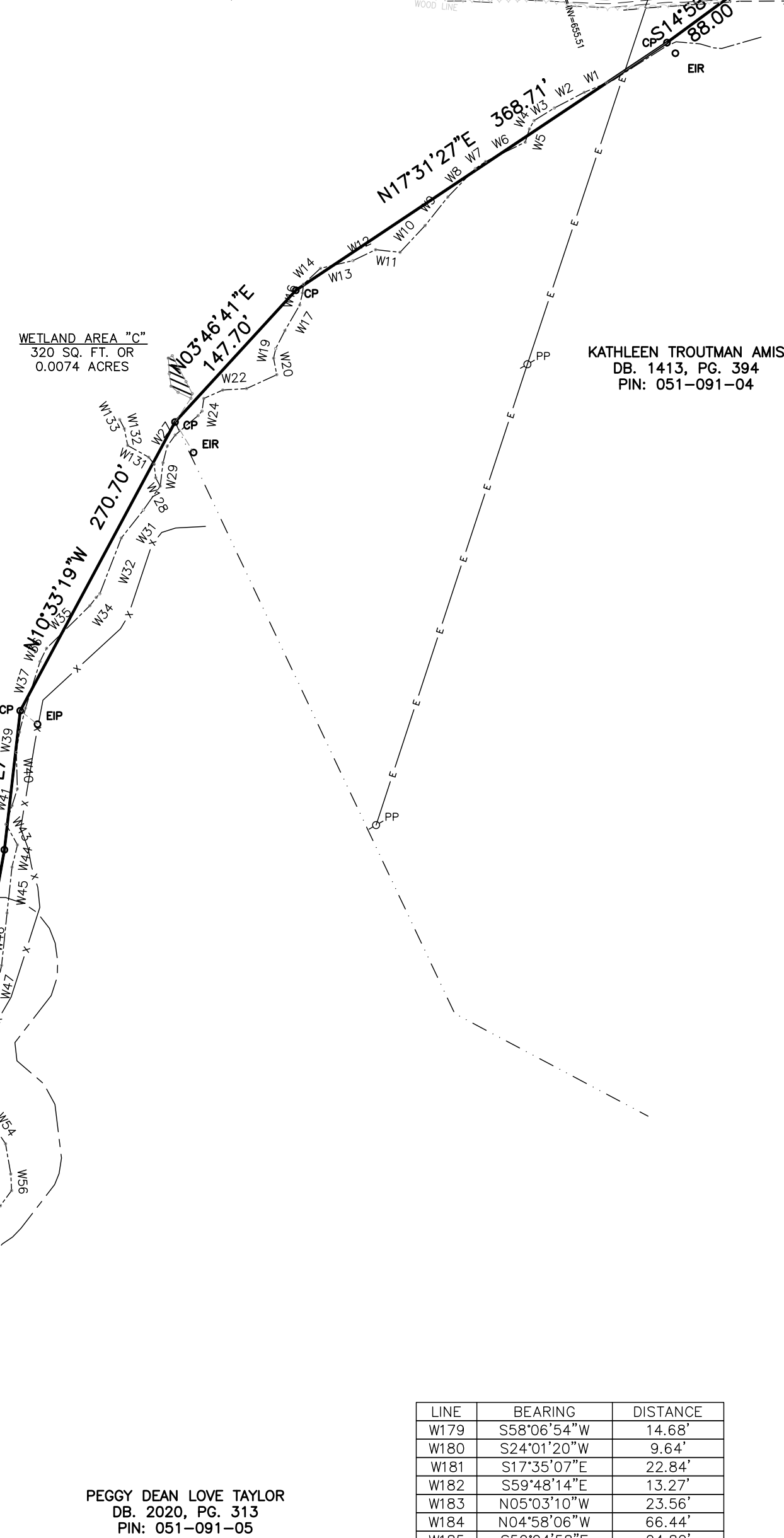
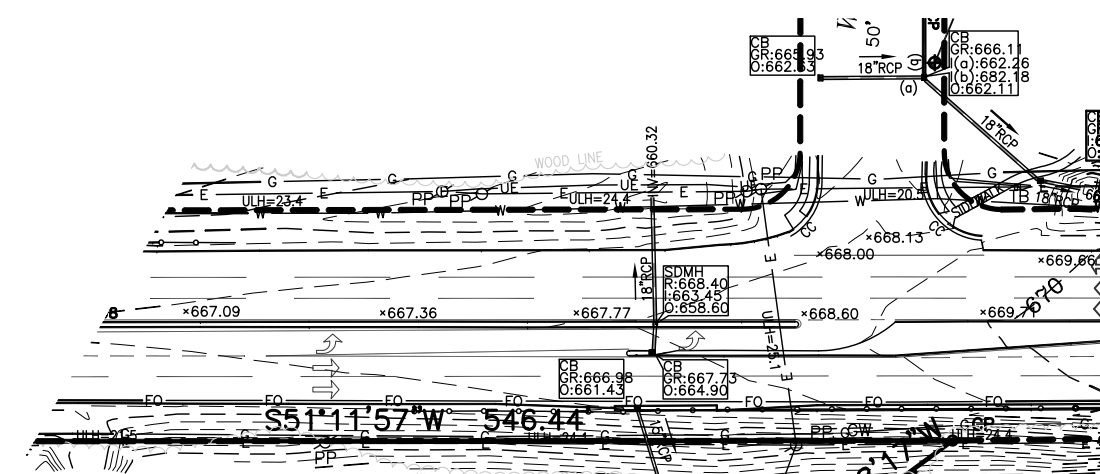
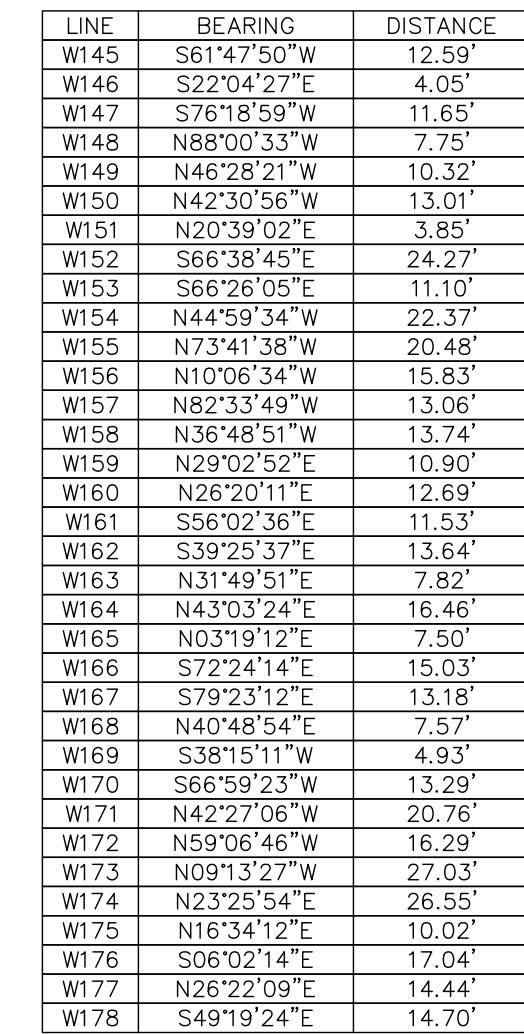
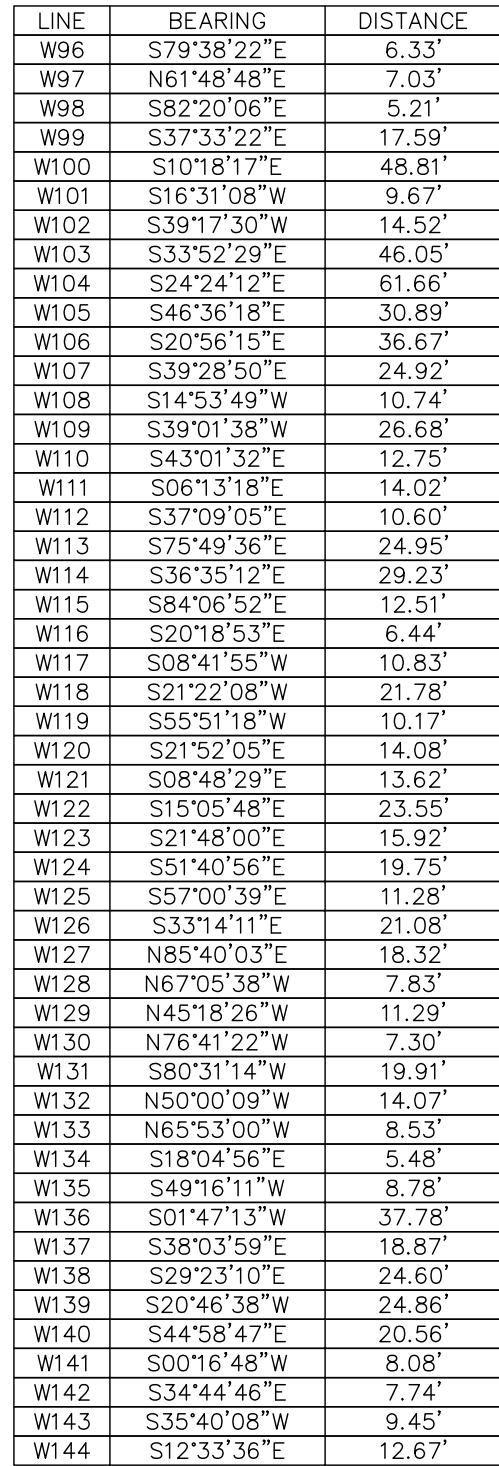
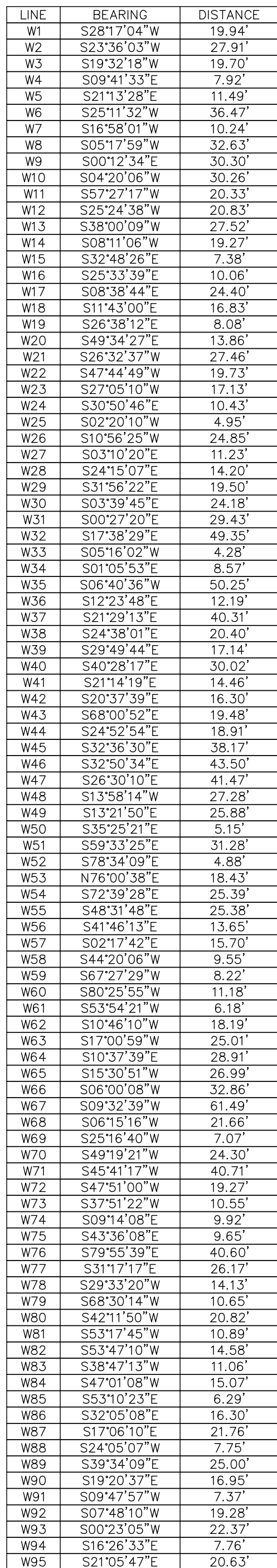
R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING

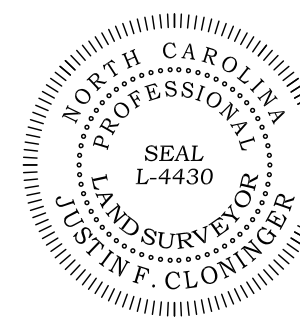
420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-3916
TR	CW		1" = 100'	JUNE 06, 2010	JOB NO. 76218

PLOTTED: 8/1/2016
C:\RB PHARR\85319\85319.DWG



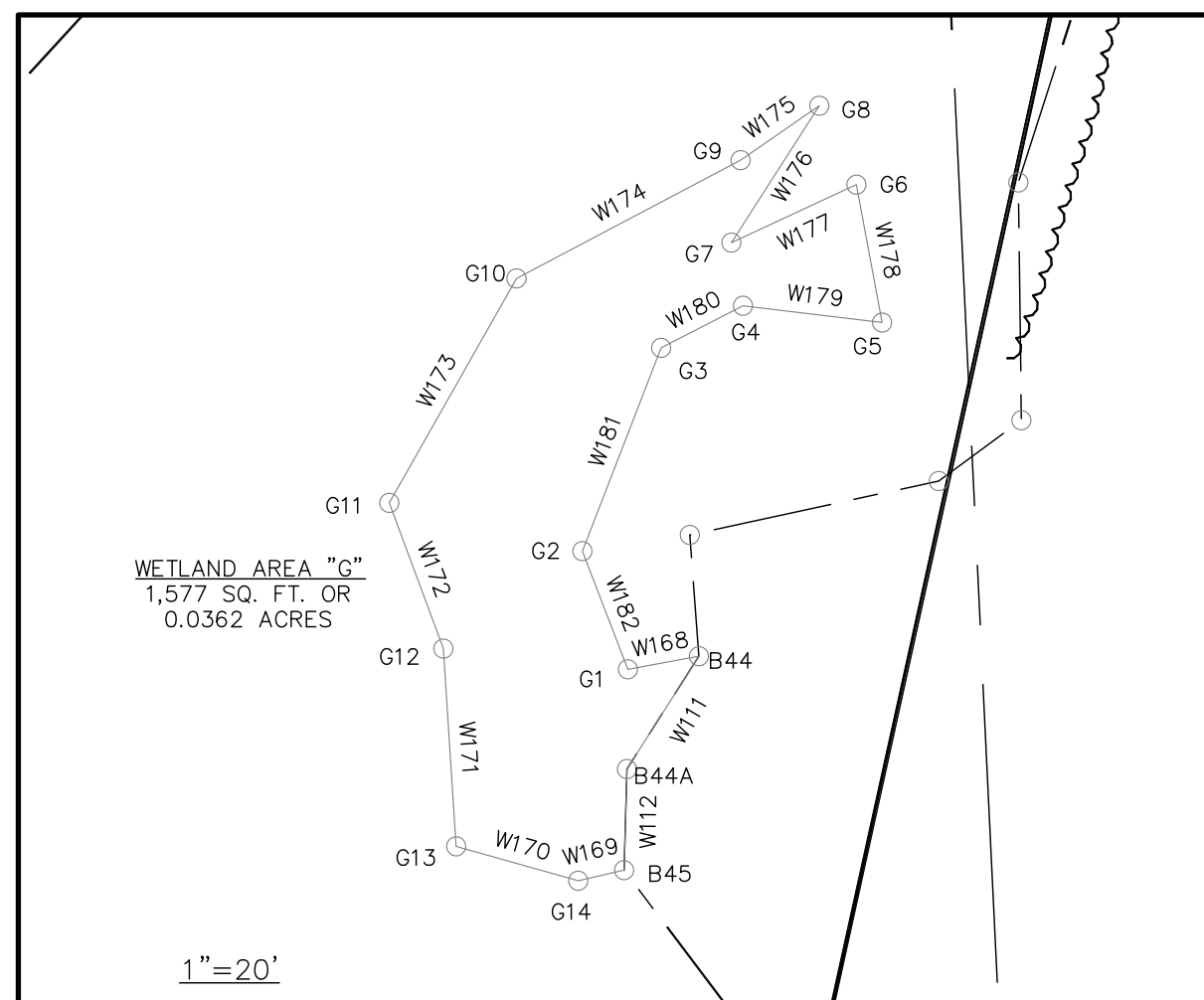
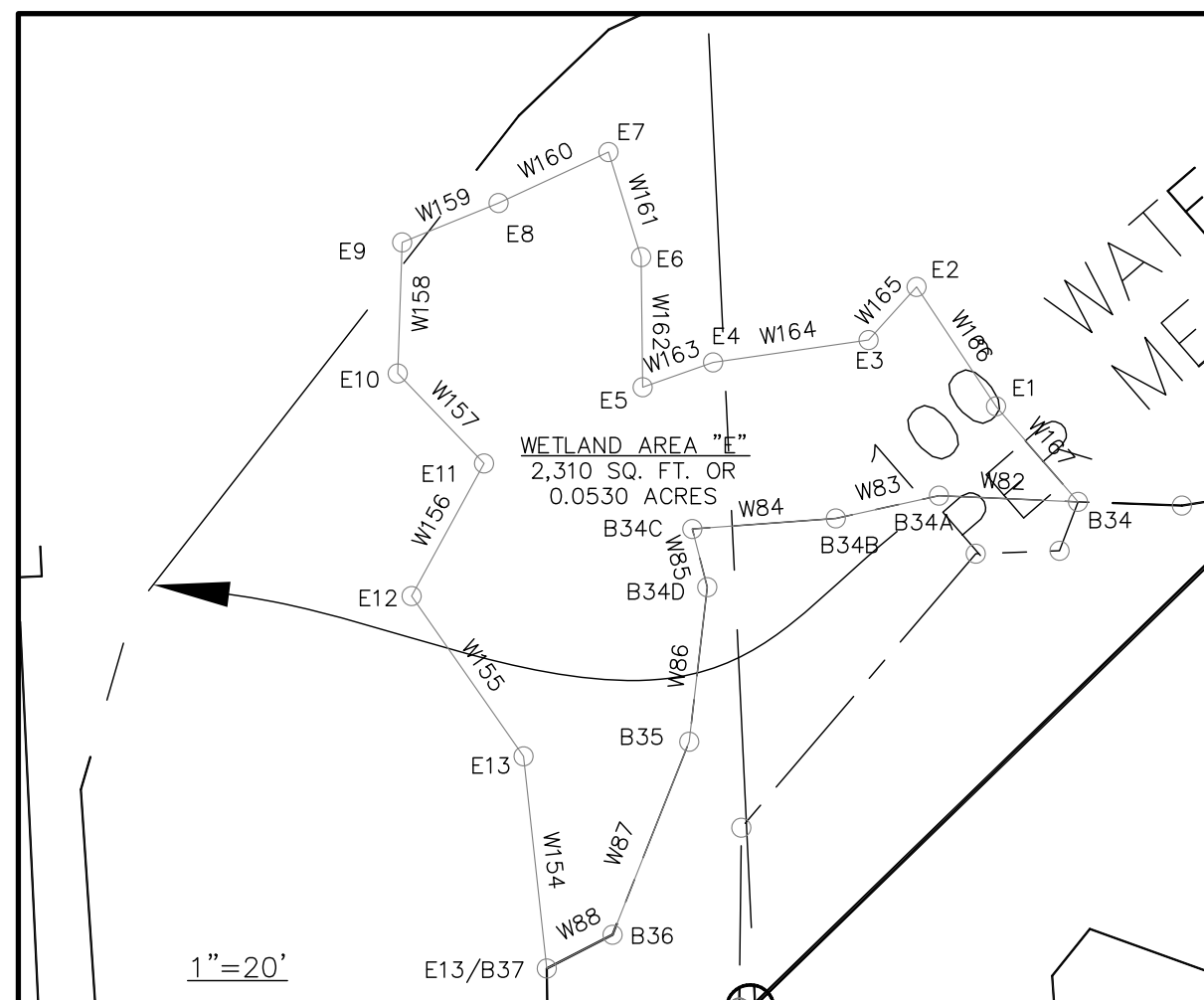
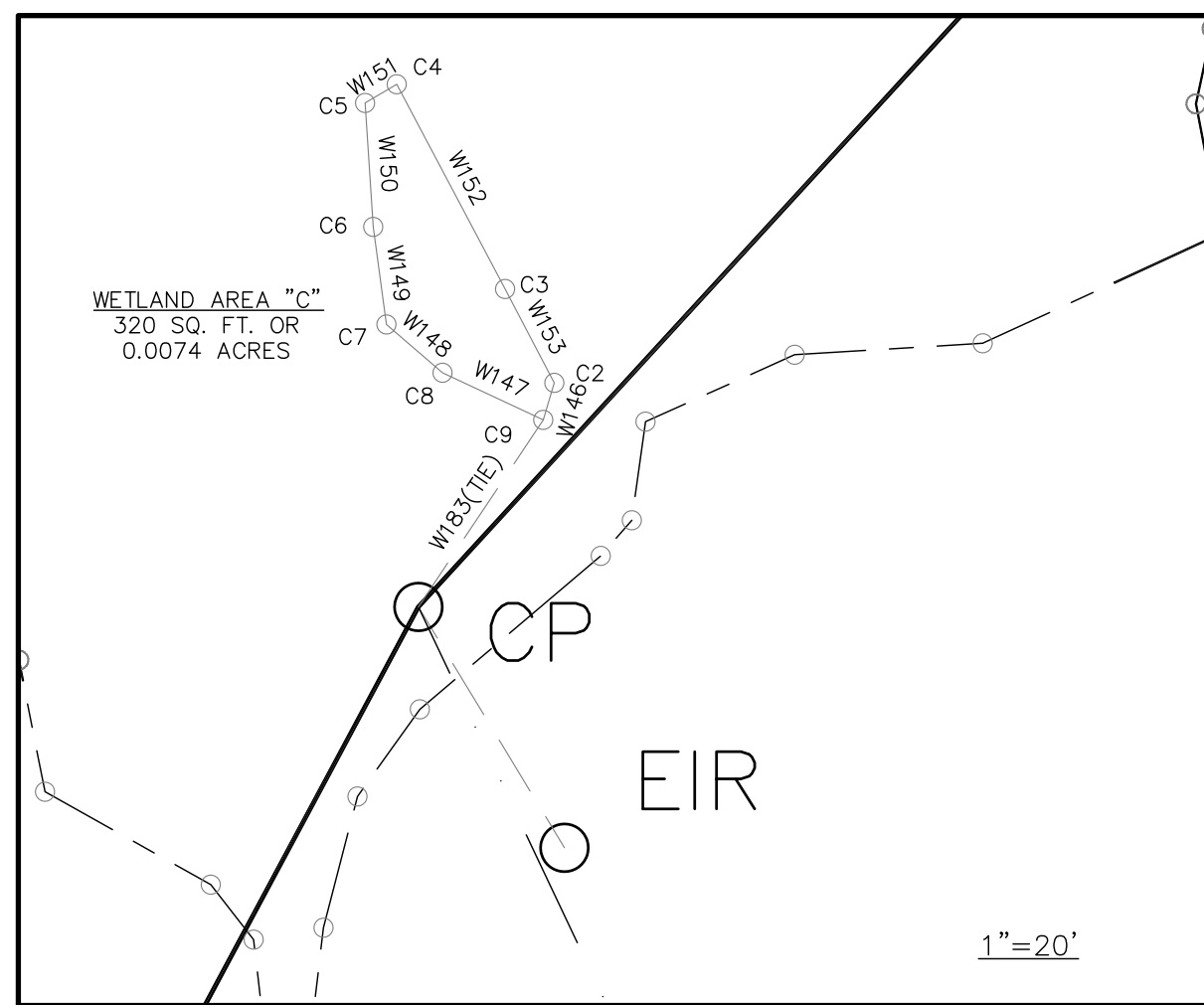
PRELIMINARY
FOR COORDINATION &
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FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY
LOCATED IN A SPECIAL FLOOD HAZARD AREA
MAPS PREPARED BY THE FEDERAL EMERGENCY
AGENCY, FEDERAL INSURANCE ADMINISTRATION
MARCH 2, 2009
COMMUNITY PANEL NO: 371045 9800J

THIS IS TO CERTIFY THAT ON THE 06 DAY OF JUNE 20 10 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE, 1600 (2) NCAC 56 AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

NOTES:
1. SEE SHEET 1 OF 3 FOR ALL NOTE INFORMATION



THIS SHEET IS PART OF A SET OF 3 AND ALL SHEETS MUST
BE TOGETHER FOR COMPLETE SURVEY

SHEET 3 OF 3

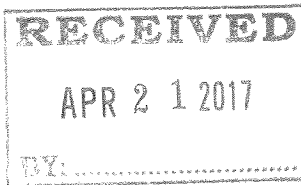
ALTA/ACSM LAND TITLE SURVEY PREPARED FOR
TREVI PARTNERS, LLC
NORTH TRYON STREET/US HIGHWAY 29
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
DB. 21291, PG. 483
TAX PARCEL NO: 051-091-09 & 051-081-26

R.B. PHARR & ASSOCIATES, P.A.

SURVEYING & MAPPING LICENSE NO. C-1471 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186		
SCALE: 1" = 100'/20'	DATE: JUNE 06, 2010	FILE NO. W-3916 JOB NO. 76218

PLOTTED: 8/1/2014
C:\RR PHARR\85319\85319.DW

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-089

Petition #: _____
Date Filed: 4/21/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Grier Heights Economic Development Foundation, INC

Owner's Address: PO Box 220594 City, State, Zip: Charlotte, NC 28222

Date Property Acquired: 2008

Property Address: 2931 Marney Ave.

Tax Parcel Number(s): 15706518

Current Land Use: undeveloped Size (Acres): Approx. 2.0 ac.

Existing Zoning: R-5 Proposed Zoning: UR-3 (CD)

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

Required Rezoning Pre-Application Meeting* with: Alan Goodwin, et. al.

Date of meeting: 4/12/17

(*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: Development of a senior multifamily housing project for up to 80 units

Walter Fields

Name of Rezoning Agent

1919 South Blvd., suite 101

Agent's Address

Charlotte, NC 28203

City, State, Zip

704-372-7855

Telephone Number

704-372-7856

Fax Number

waltr@walterfieldsgroup.com

E-Mail Address

SEE ATTACHED LETTER

Signature of Property Owner

(Name Typed / Printed)

Laurel Street Residential

Name of Petitioner(s)

511 East Blvd.

Address of Petitioner(s)

Charlotte, NC 28203

City, State, Zip

704-561-5231

Telephone Number

Fax Number

kbrooks@laurelstreetres.com

E-Mail Address

[Signature]

Signature of Petitioner

Lee M. Cochran

(Name Typed / Printed)

April 21, 2017

Ms. Kemena Brooks
Development Manager
Laurel Street residential
511 East Blvd.
Charlotte, NC 28203

This letter serves to notify all interested parties that I/we consent to Laurel Street Residential petitioning for the rezoning of property known as Tax Parcel 15706518 located at 2931 Marney Ave. in Charlotte, North Carolina. This letter serves to represent my/our signature on the zoning application.

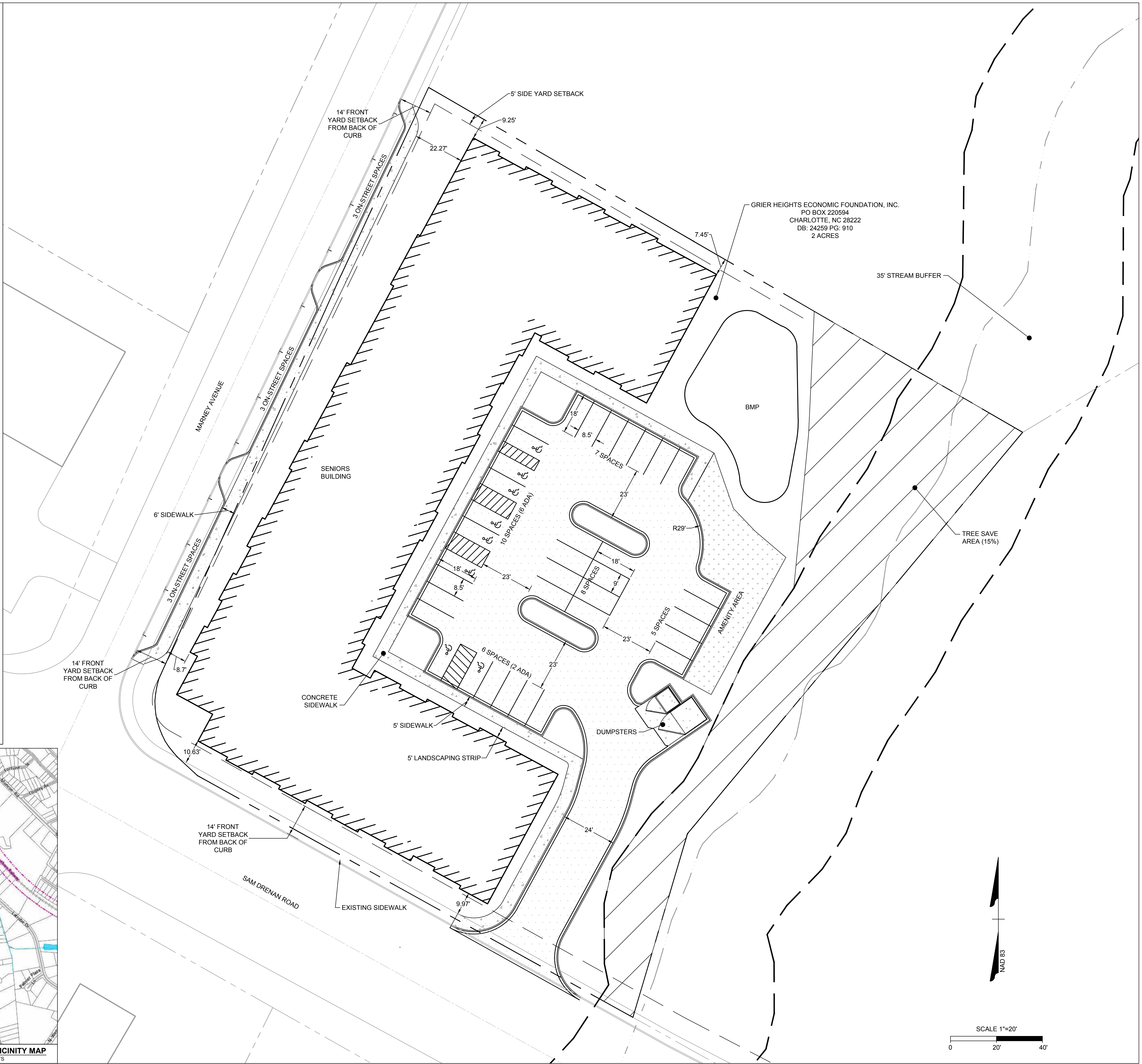
Thank you.

Owner Barbara S. Simpson Date 4/21/17
Owner _____ Date _____
Address _____
Phone Number 704 - 376 - 9611

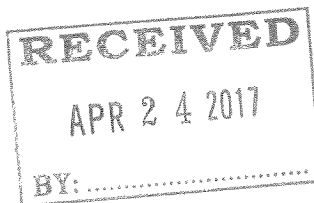
Grier Heights Economic Foundation, Inc
PO Box 220594
Charlotte, NC 28222

ACREAGE: 2.00 ACRES
TAX PARCEL #: 15706518
EXISTING ZONING: R-5
PROPOSED ZONING: UR-3 (CD)
EXISTING USES: VACANT

-
- VICINITY MAP**
NTS

[illegible]

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-090

Petition #: _____
Date Filed: 4/24/2017
Received By: [Signature]

Property Owners: Promenade Shopping Center LLC
Promenade Shopping Center LLC
Promenade Shopping Center Phase One, LLC

Owner's Addresses: 301 S. College Street, Ste 2800, Charlotte, NC 28202

Date Properties Acquired: 9/6/2000

Property Addresses: 5361 Ballantyne Commons Parkway, Charlotte, NC 28277
10828 Providence Road, Charlotte, 28277
10730 Providence Road, Charlotte, NC 28277

Tax Parcel Numbers: 229-151-07
229-151-26
229-151-23

Current Land Use: Retail Size (Acres): ± 27.6

Existing Zoning: CC Proposed Zoning: CC(SPA)

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

Required Rezoning Pre-Application Meeting* with Kent Main, John Kinley, Jason Prescott, Laurie Reid, Pete Grisewood and Grant Meacci
Date of meeting: 04/17/17
(*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 minor site modifications and improve the central open space, provide additional parking opportunities near the center of the site, provide sign flexibility and allow small retail kiosks at the central open space. This site plan amendment is not requesting additional square footage entitlements beyond the permitted uses under rezoning petition 1998-49C.

Bridget Grant, Keith MacVean & Jeff Brown

Name of Rezoning Agent

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

Agent's Address

Charlotte, NC 28202

City, State, Zip

704.331.2379 (BG) **704-378-1973(BG)**
704.331.3531 (KM) **704-378-1954 (KM)**
704-331-1144 (JB) **704-378-1925 (JB)**

Telephone Number Fax Number

bridgetgrant@mvalaw.com; keithmacvean@mvalaw.com
jeffbrown@mvalaw.com

E-mail Address

SEE ATTACHMENTS A-B

Signature of Property Owner

Childress Klein Properties, Inc. (Attn: David Haggart)

Name of Petitioner

301 S. College Street, Ste. 2800

Address of Petitioner

Charlotte, NC 28202

City, State, Zip

704.343.4317

Telephone Number Fax Number

David.haggart@childressklein.com

E-mail Address

SEE ATTACHMENT C

Signature of Petitioner

ATTACHMENT A

**REZONING PETITION NO. 2017-
Childress Klein Properties, Inc.**

**OWNER JOINDER AGREEMENT
Promenade Shopping Center LLC**

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

1. 5361 Ballantyne Commons Parkway, Charlotte, NC 28277 that is designated as Tax Parcel No. 229-151-07
2. 10828 Providence Road, Charlotte, 28277 that is designated as Tax Parcel No. 229-151-26

on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the CC zoning district to the CC(SPA) 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 24th day of April, 2017.

Promenade Shopping Center LLC

CK Providence, LLC, its Member

Childress Klein Properties, Inc., its Manager

By: R. David Haggart

Name: R. David Haggart

Title: Vice President

ATTACHMENT B

REZONING PETITION NO. 2017-
Childress Klein Properties, Inc.

OWNER JOINDER AGREEMENT
Promenade Shopping Center Phase One, LLC

The undersigned, as the owners of the parcels of land located at 10730 Providence Road, Charlotte, NC 28277 that is designated as Tax Parcel No. 229-151-23 on the Mecklenburg County Tax Map and which is subject to the attached Rezoning Application (the "Parcel"), hereby join in this Rezoning Application and consent to the change in zoning for the Parcels from the CC zoning district to the CC(SPA) 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 24th day of April, 2017.

Promenade Shopping Center Phase One, LLC

CK Providence, LLC, its Member

Childress Klein Properties, Inc., its Manager

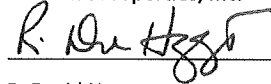
By: R. David Haggart

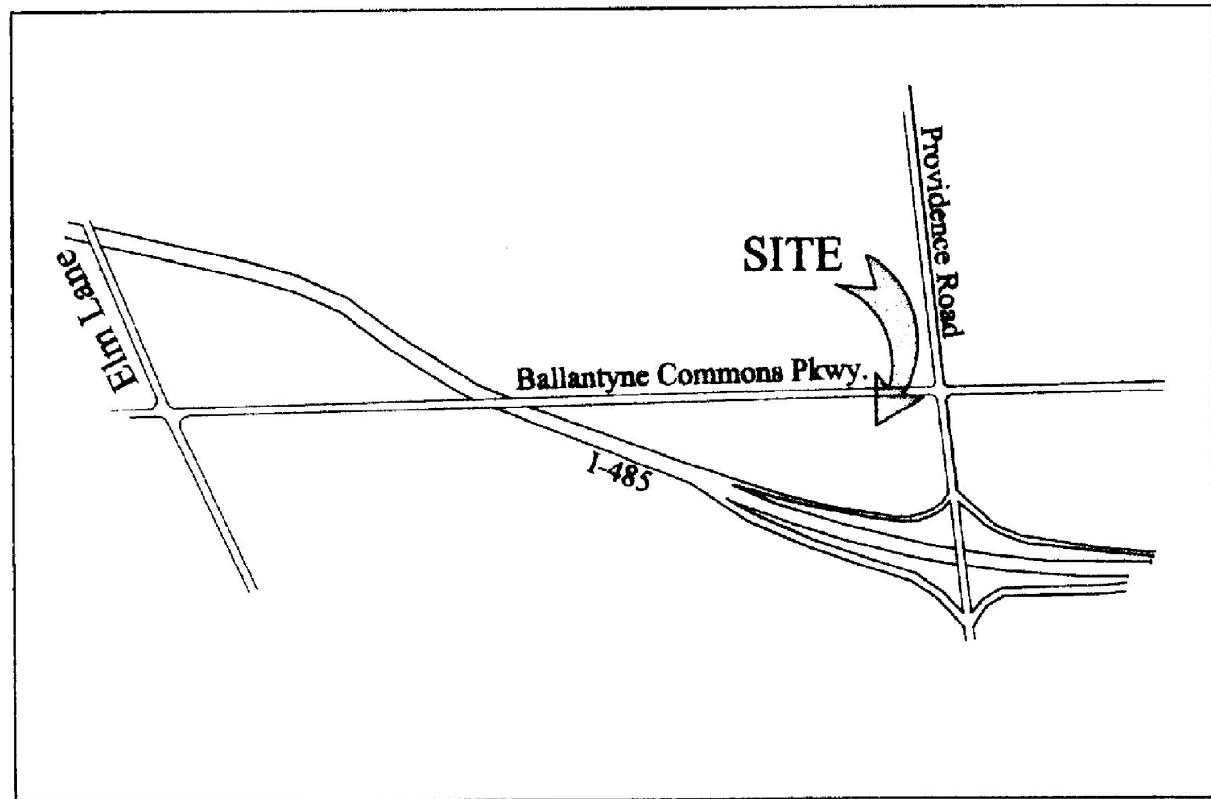
Name: R. David Haggart

Title: Vice President

ATTACHMENT C
PETITIONER SIGNATURE
REZONING PETITION NO. 2017-
Childress Klein Properties, Inc.

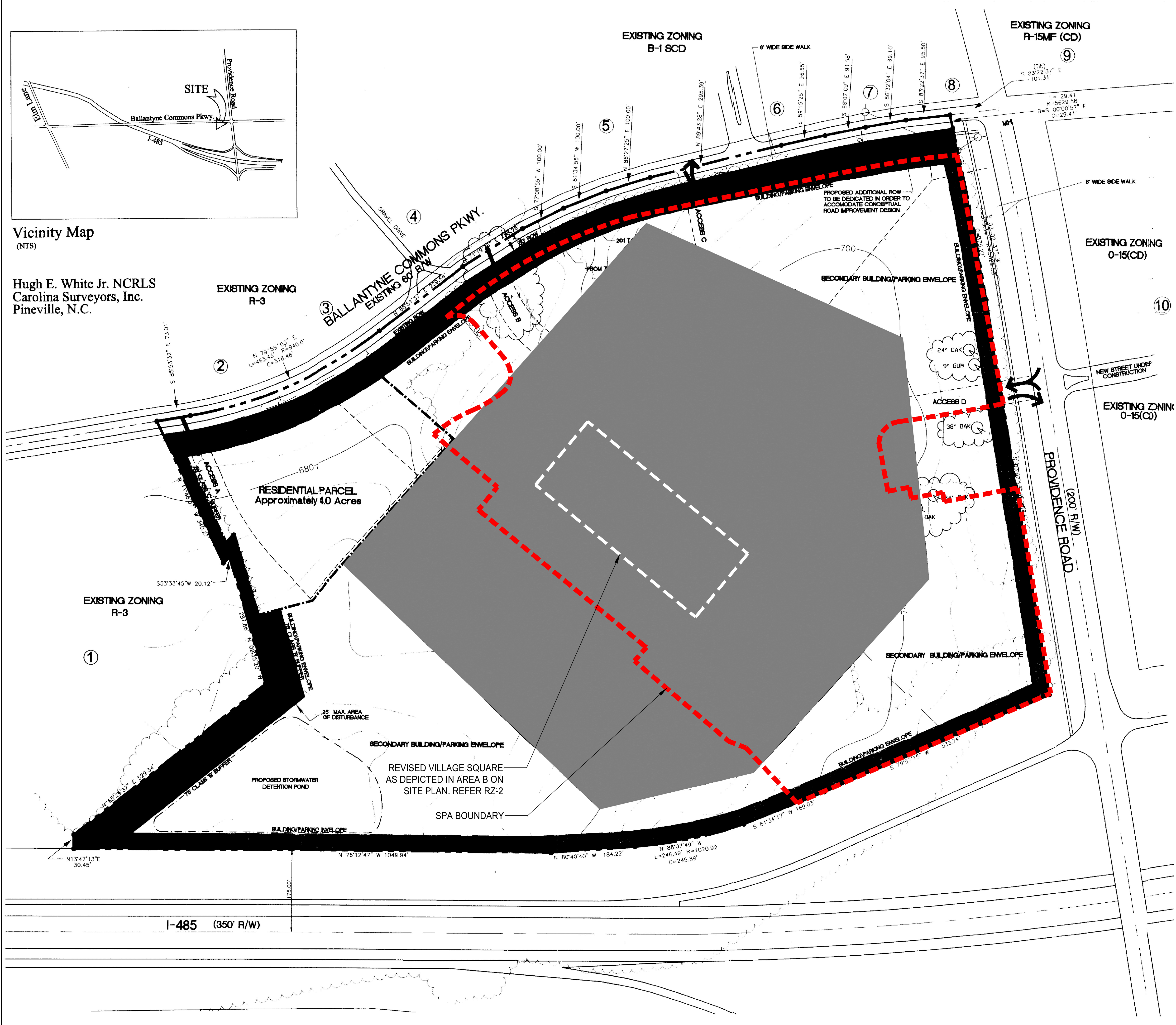
Childress Klein Properties, Inc.

By: 
Name: R. David Haggart
Title: Vice President



Vicinity Map
(NTS)

Hugh E. White Jr. NCRLS
Carolina Surveyors, Inc.
Pineville, N.C.



LEGEND:

Leftover

Right-in/right-out

Full movement intersection

Existing electrical

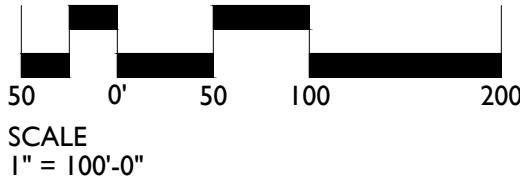
Trees to be saved.

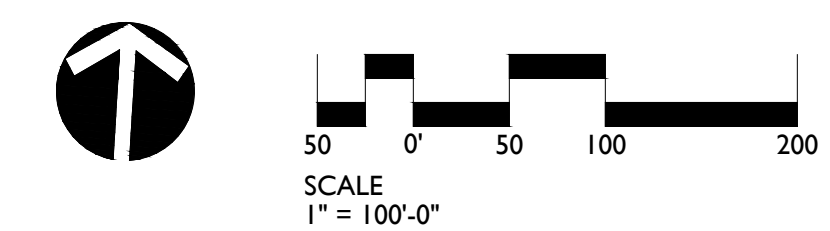
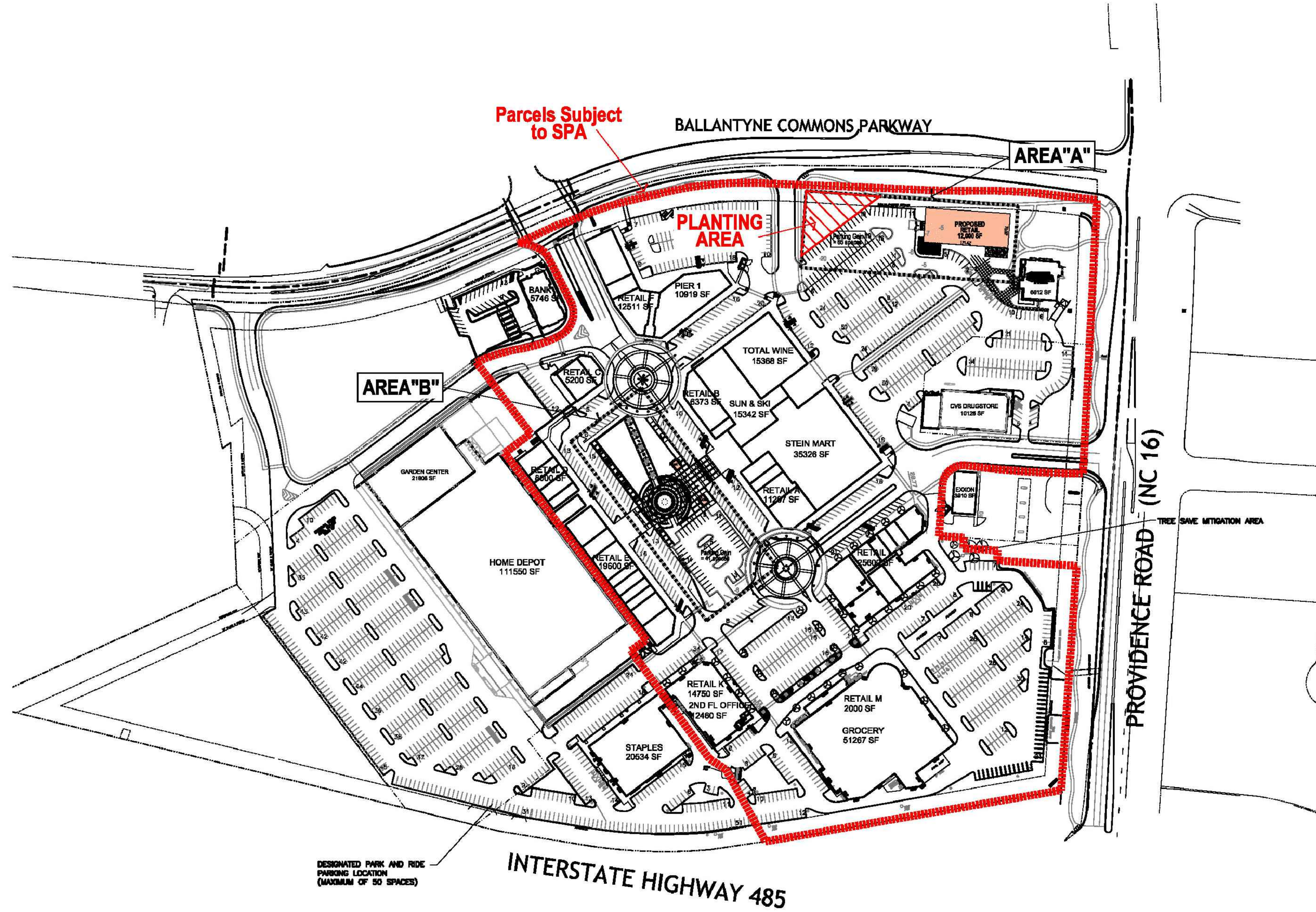
*Site sidewalk layout.

*Site sidewalk layout is schematic in nature and subject to change during detailed design; sidewalk layout will reflect final street and building layout.

DEVELOPMENT SUMMARY:

- Acreage: ± 27.6 acres
- Tax Parcel #: 229-151-07, 229-151-26, and 229-151-23
- Existing Zoning: CC
- Proposed Zoning: CC (SPA)
- Existing Use: Retail and commercial uses as permitted in Petition #1998-49c
- Proposed Uses: Retail and commercial uses as permitted in Petition #1998-49c
- Proposed Floor Area Ratio: As allowed by the CC Zoning District.
- Maximum Building Height: As permitted in Petition #1998-49c
- Parking: Parking as required by the Ordinance will be provided.





Childress Klein - Promenade
Development Standards
Rezoning Petition No. 2017-000

Site Development Data:

--Acreage: ± 27.6 acres
--Tax Parcel #: 229-151-07, 229-151-26, and 229-151-23
--Existing Zoning: CC
--Proposed Zoning: CC (SPA)
--Existing Use: Retail and commercial uses as permitted in Petition #1998-49c
--Proposed Uses: Retail and commercial uses as permitted in Petition #1998-49c
--Proposed Floor Area Ratio: As allowed by the CC Zoning District.
--Maximum Building Height: As permitted in Petition #1998-49c
--Parking: Parking as required by the Ordinance will be provided.

1. General Provisions:

- a. **Purpose.** These Development Standards form a part of the Rezoning Plan associated with the Site Plan Amendment Rezoning Petition filed by Childress Klein Properties, LLC ("Petitioner") to accommodate minor modifications to 27.6 acres (the "Site") of the 52.25 acre site rezoned by Petition #1998-49C. The Site Plan Amendment provisions are described in Section 2 and limited to site plan modifications related to parking, open space, landscaping and signage. The Site Plan Amendment does not include modifications to the square footage entitlements of Petition 1998-49C.
- b. **Site Location.** The Site is located on the approximately 27.6 acres at the intersection of Ballantyne Commons Parkway and Providence Road.
- c. **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 CC zoning classification shall govern.
- d. **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

2. Site Plan Amendment Provisions:

The following Site Plan Amendment provisions shall apply to the Site:

- a. To allow the Site to be modified to remove and replace an existing building under the approved entitlements set forth in Petition #1998-49C. The parking area will be reconfigured as generally depicted in Area A on Sheet RZ-02. The Planting Area as generally depicted in the northwest corner of Area A will be planted with a combination of large maturing trees, understory trees and shrubs in compliance with the ordinance. The four oaks preserved as a provision of Petition #1998-49C will be replaced at a 2:1 ratio. The remaining large maturing trees will be replaced at a 1:1 ratio. The replacement trees will be planted in Planting Area in Area A generally depicted on Sheet RZ-02 or in other locations on the Site in coordination with the City of Charlotte's Urban Forestry staff or representative.
- b. To allow a portion of the open space developed as a provision of Petition #1998-49C and described below in Section 9 to be modified to accommodate parking and up to two kiosk structures of no greater than 1000 square feet each in the locations generally depicted in Area B on Sheet RZ-02. Additionally, the open space in Area B will be enhanced with features such as, but not limited to new tables and chairs, lighting, landscaping and a permanent performance stage to accommodate outdoor concerts. The remaining open space will be a minimum of .65 acres.
- c. To allow signage as allowed by Ordinance and by the Planned Development Flexibility Option.

3. Petition #1998-49c Plan Concept:

- a. Plan Concept: The site plan, architecture, and landscape for this development is based on the following urban design principals:

The plan intent is to encourage pedestrian activity through the provision of sidewalks connecting most of the internal features of the plan and linking these to sidewalks to be provided along the frontages of Providence Road and Ballantyne Commons Parkway. Further, attention shall be given to the enhancement of sidewalks and other pedestrian spaces through the provision of amenities and furnishings that promote pedestrian activity.

The plan shall be organized based on a modified street grid. Within the area identified as 'Primary Building/Parking Envelope', an emphasis shall be made on buildings and building entrances placed along the street/sidewalk frontage to provide continuity of architectural building elevations and entrances. A majority of building area shall be provided within the area identified as 'Primary Building/Parking Envelope' and parking within this area shall emphasize mid-block and street parking areas. The 'Secondary Building/Parking Envelope' shall emphasize linking buildings within the Primary Building Envelope to buildings located near the project entrances and shall be the location for the majority of large parking fields.

Architectural diversity shall be encouraged. The buildings should be designed so that taken as a whole, a variety of elevations, rooflines, heights, and detailing is presented. Architecture shall emphasize the creation of pedestrian spaces and provide visual interest through the creation of landmarks/focal points.

Landscape design shall emphasize the creation of streetscape through the provision of street trees, pedestrian lighting and other landscape installations within sidewalk areas and other pedestrian zones.

4. Permitted Uses and Building Area Restrictions:

- a. The development may be devoted to any use which is permitted under the Ordinance in a Commercial Center Zoning District with the exception of a hotel. The gross retail area of all buildings constructed within the development may not exceed, in the aggregate, 450,000 square feet. However, any storage area used on the second floor shall not count against the total retail/commercial building area.
- b. One service station will be allowed.
- c. Office/service uses will be permitted on second floor areas as shown on the Technical Data Sheet. The total building area permissible for the office/service uses on second floor only shall be limited to 50,000 square feet with no single space to exceed 10,000 square feet.
- d. If second floor space is constructed, a "community room" shall also be constructed on the second floor.
- e. Freestanding fast food restaurants with or without drive through windows will not be permitted.

5. Access Points/Driveways:

The total number of ingress/egress points to Providence Road and Ballantyne Commons Parkway ("BCP") shall be limited to the number shown on the Technical Data Sheet. The exact locations may vary somewhat from that depicted based upon final design and locational requirements as regulated by CDOT and/or NCDOT.

6. Roadway Improvements:

- a. Roadway improvements required as part of Petition #1998-49C have been satisfied.

7. Buffers:

- a. Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 thereof.

Buffer areas shall remain as open space and, subject to the provisions of Paragraphs (3) and (4) below, will be left undisturbed.

The Petitioner reserves the right to clear, grade and fill within the 25 foot wide area of the 75 foot wide buffer established along the western margin of the Site depicted on the Technical Data Sheet.

Petitioner reserves the right to install utilities within the buffer area established along the western margin of the Site. Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.

No buildings, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer areas.

Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways or the installation of utilities, the cleared, unimproved areas will be landscaped with trees and shrubs.

8. Setback, Side Yards and Rear Yards:

- a. All buildings constructed within the development shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the Commercial Center Zoning District.
- b. No storm water detention facilities may be located within any setback areas.
- c. Grading for the installation of utilities, sidewalks, and entrances shall be permitted in the setbacks.

9. Screening, Landscape, and Open Space Areas:

Screening, Landscape, and Open Space Area provisions required as set forth below as part of Petition #1998-49C have been satisfied. 9.b below related to a minimum village square size has been modified as described in Section 2.b.

- a. Unless stated otherwise in these conditions, the Petitioner will, as a minimum, employ the standards of the City of Charlotte Tree Ordinance and commit to the following:
- i. Around the perimeter of the site that abuts I-485, Providence Road and Ballantyne Commons Parkway, trees will be planted in the setback area, unless existing trees are being preserved. A combination of large maturing trees 40' on center and/or small maturing trees 30' on center shall be planted.
- ii. The 35' setback fronting I-485 will be planted with a staggered double row of trees planted 40' on center with a minimum 3" caliper. This condition can be modified to a single row of tree plantings in the event a) the setback is increased by Petitioner to 50' or b) Petitioner negotiates an encroachment agreement with NCDOT to include plantings in 15' of the right of way on I-485.
- iii. Street trees at least 3" in caliper shall also be planted along the private streets within the Project.
- iv. Street trees may be planted in islands or tree grates within paved areas. Both types of planting shall count toward satisfying internal landscape requirements. In developed areas, one tree/10,000 SF of impervious area will be planted; in addition, no parking space shall be further than 60' from a tree.
- v. The periphery of each parking lot adjacent to public right-of-way shall be planted with a combination of evergreen and deciduous shrubs and trees so as to form a continuous shrub bed.
- vi. Dumpster areas visible from a public street or a pedestrian circulation area will be enclosed on all four sides by a brick wall with one side being a hinged gate. If one or more sides of a dumpster areas adjoining a rear wall of a building, the rear wall may be substituted for a side.
- b. As a minimum, at least 15% of the site will be devoted to open space exclusive of buildings and parking areas. The open space will include a village square, which will measure a minimum of .65 acres in size. The Village Square will serve as a public gathering space and will be designed to include areas of landscape and hardscape. Reference Site Plan Amendment Provisions 2.b.
- c. An attempt will be made to protect and preserve all significant tree cover in the setback areas to the extent possible based on other constraints such as grading, drainage, pedestrian pathways, utilities, lighting, signage and relative health of tree population, etc. In the setback area where significant existing vegetation has been cleared, the Petitioner will re-landscape these areas with a combination of trees, shrubs and grass. Any parking lot abutting the setback area or required yards adjacent to public right-of-ways, which do not have existing vegetation, shall, in addition to shrub planting, also have a combination of large maturing trees 40' on center and/or small maturing trees 30' on center
- d. To the extent that the site grading plan permits, trees 8 inches and greater in caliper which are located within the setback shall be preserved. Trees 8" and greater in caliper located within the setbacks only of Providence Road and Ballantyne Commons Parkway shall be preserved.
- e. Trees outside the setback area will be saved as noted on the Technical Data Sheet. Reference Site Plan Amendment Provisions 2.a.

10. Sidewalk / Pedestrian Access:

The development shall include the construction of a pedestrian walkway system, both internal and along Ballantyne Commons Parkway and along Providence Road. Specific location of the sidewalk will be determined at final design. The sidewalks will be a minimum of 6' in width and may be within or cross the setback area or the public right-of-way at the Petitioners option. Sidewalks shall not be closer than 8' to the back of the curb along the BCP and Providence Road rights of way. The purpose of this system shall be to permit pedestrians to walk between the various buildings within the site as well as adjoining properties in a safe and pleasant atmosphere. The intent of the system is illustrated on the Schematic Plan and depicted on section drawings on the Technical Data Sheet.

11. Parking:

- a. Off street parking will meet the minimum standards established under the Ordinance.
- b. The option is reserved to provide off street parking on one of the Parcels for another parcel in the development, so long as the requirements of the Ordinance are satisfied.
- c. On-street parallel and/or diagonal parking shall be utilized on interior private streets as determined appropriate during detailed site planning.
- d. A maximum of 50 parking spaces will be made available to Charlotte Transit for use as a park and ride facility.

12. Lighting and Furnishings:

- a. All freestanding streetscape lighting fixtures installed within the Site will be uniform in design.
- b. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 30 feet in height.
- c. All direct lighting within the Site (except streetlights, which may be erected along Providence Road, Ballantyne Commons Parkway, and I-485) shall be designed such that direct illumination does not extend past any property line.
- d. Wall pack type lighting shall be prohibited.
- e. Pedestrian-scale lighting shall be provided in a regular pattern along all internal streets and along the sidewalks fronting BCP and Providence Road subject to receipt of appropriate encroachment agreements.
- f. Benches shall be provided at key locations along internal streets and in the central open space.

13. Signs:

- a. The sign provisions set forth in Petition #1998-49C have been modified as set forth in Section 2.c.

14. Architecture:

- a. Buildings located with faces along internal streets shall be designed to enhance pedestrian scale and quality. It is intended that this be accomplished by incorporating windows and doorways, along with other architectural elements such as awnings, arcades or streetscape elements such as trees and sidewalk furnishings. No blank walls on buildings along internal streets in excess of 20 feet in length shall be permitted.
- b. Any gas/service station constructed on the site will be constructed in a manner as to appear to be part of the retail village. The canopy over the service islands will be required to have architectural details which make it compatible with the retail village.

15. Plan Review:

- a. The Developer shall be required to submit building plans to the Planning Department Staff for the review and approval for zoning compliance prior to the issuance of building permits.

16. 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.

17. 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.

REVISIONS:

DATE: APRIL 24, 2017
DESIGNED BY:
DRAWN BY:
CHECKED BY:
SCALE:
PROJECT #1017052
SHEET #:

RZ-3

PROMENADE SHOPPING CENTER, LLC

REZONING PETITION NO. 2017-000

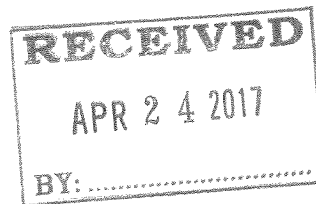
CHILDRESS KLEIN PROPERTIES, CHARLOTTE, NC

DEVELOPMENT STANDARDS



LandDesign
223 N Graham Street Charlotte, NC 28202
V. 704.333.0325 F. 704.332.3246
www.LandDesign.com

**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-091
Petition #: _____
Date Filed: 4/24/2017
Received By: [Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: Colony at Piper Glen, LLC

Owner's Address: 7820 Ballantyne Commons, Pkwy., Suite 200 City, State, Zip: Charlotte, NC 28277

Date Property Acquired: 1996

Property Address: 7820 Ballantyne Commons Pkwy.

Tax Parcel Number(s): portion of 22504505

Current Land Use: Part of existing office park development Size (Acres): 2.23

Existing Zoning: B-1 SCD Proposed Zoning: NS

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

Required Rezoning Pre-Application Meeting* with: John Kuley, et al.
Date of meeting: 4/11/17

(*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 be able to install pathways and small structures for outdoor activity.

Walter Fields
Name of Rezoning Agent

1919 South Blvd., suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

704-372-7855 704-372-7856
Telephone Number Fax Number

waltr@walterfieldsgroup.com
E-Mail Address

[Signature]
Signature of Property Owner

Linwood M. Long, Jr
(Name Typed / Printed)

Colony at Piper Glen, LLC
Name of Petitioner(s)

7820 Ballantyne Commons Parkway, suite 200
Address of Petitioner(s)

Charlotte, NC 28277
City, State, Zip

704-759-0000
Telephone Number Fax Number

sonnylon15@aol.com
E-Mail Address

[Signature]
Signature of Petitioner

Linwood M. Long, Jr
(Name Typed / Printed)

Colony at Piper Glen Development Standards
Site Plan Amendment

General Provisions

- a. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.
- b. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
- c. Throughout this Rezoning Petition, the terms “Owner”, “Owners”, “Petitioner” or “Petitioners,” shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Purpose

The purpose of this Rezoning application is to provide for the redevelopment of a portion of an existing office development with frontage along Rea Road and Ballantyne Commons Parkway. This redevelopment will provide the location for the installation of pathways and small structures for outdoor activity for the tenants and visitors to the office park. To achieve this purpose, the application seeks to modify the current B-1 SCD zoning for a portion of site with an NS district.

Permitted Uses

Uses allowed on the property included in this Petition are limited to pathways, small structures and other amenities for the tenants and visitors of the office park.as generally depicted on the site plan. The exact number and specific location will be determined during the design and development phase.

Transportation

- a. The site will have access to Piper Station Drive via an existing private driveway as identified on the concept plan for the site.
- b. Existing sidewalks will remain along Rea Road and Piper Station Drive.

Architectural Standards

Reserved

Streetscape and Landscaping

Reserved.

Environmental Features

Reserved.

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

- a. Freestanding lighting on the site will utilize full cut-off luminaries and no “wall pak” type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted. Pedestrian scale lighting, ornamental landscaping lighting, and decorative lighting will be permitted throughout the site.

Phasing

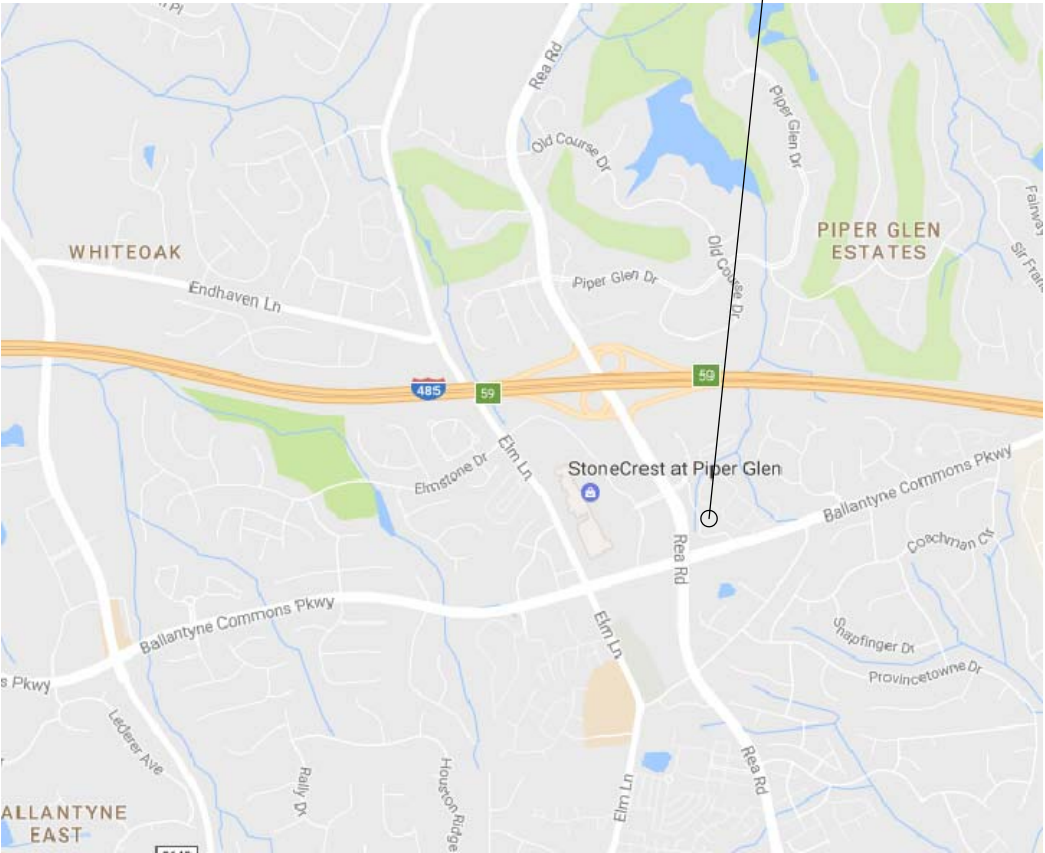
Reserved

Initial Submission- 4-17-17

Development Data Table:

Acreage:	±2.23 acres
Tax Parcels:	22504505
Existing Zoning:	B-1 (SCD)
Proposed Zoning:	NS
Existing Use:	Open Green Space
Proposed Use:	Improved Open Green Space

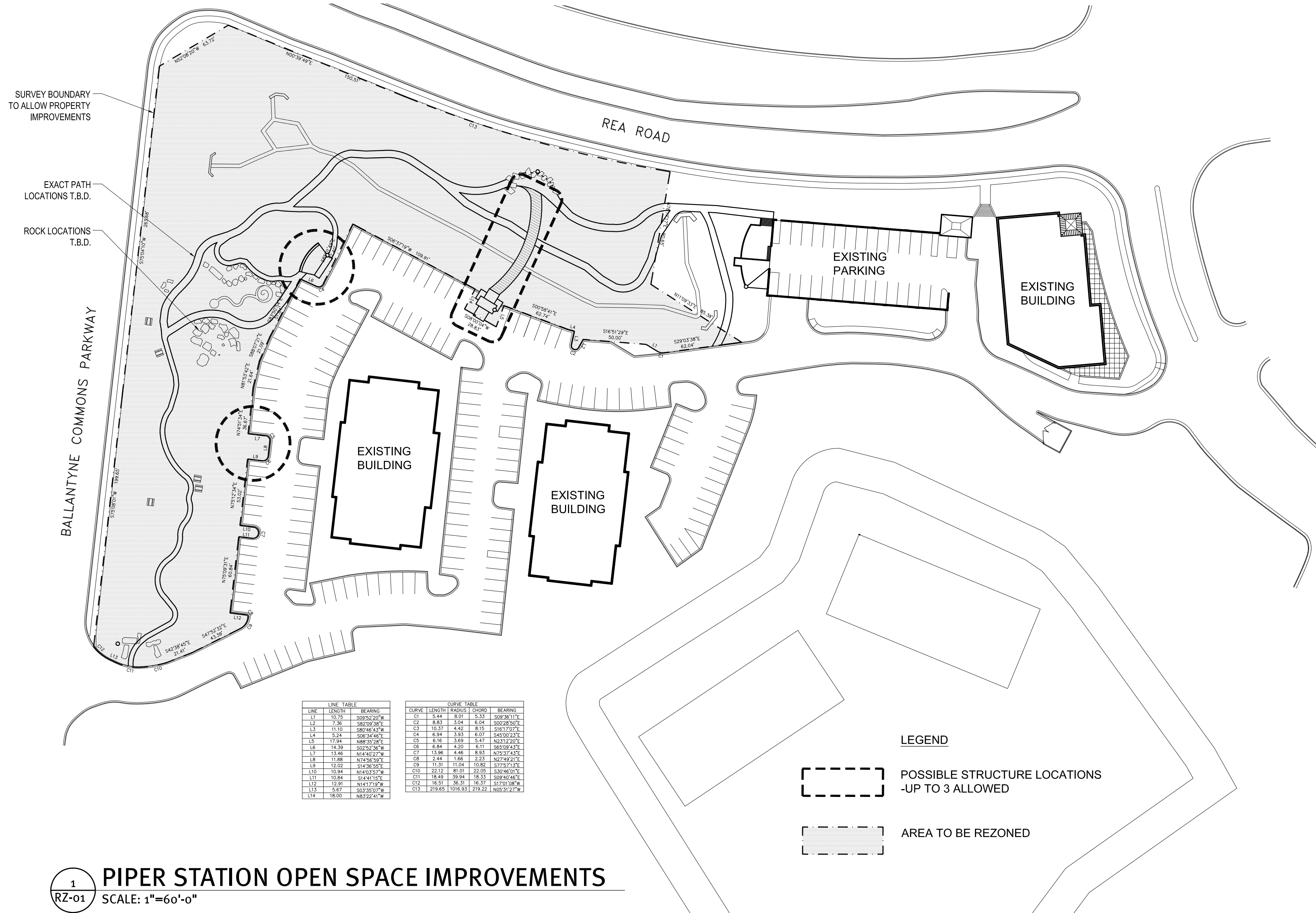
SITE



VICINITY MAP



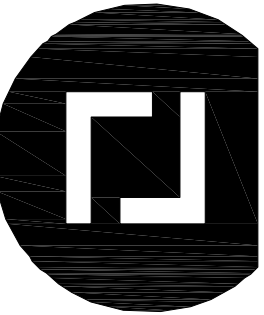
NOTE:
SURVEY TAKEN BY THE ISAACS
GROUP, P.C. ON 4/19/17



1
RZ-01

PIPER STATION OPEN SPACE IMPROVEMENTS

SCALE: 1"=60'-0"



ROBERT JOHNSON
architects

1808 WEST MOREHEAD ST.
CHARLOTTE, NC 28208
T 704 / 342.1058
F 704 / 342.3043

PIPER STATION
OPEN SPACE
IMPROVEMENTS
CHARLOTTE, NC

PROJECT NUMBER 1627
I S S U E D A T E

DRAWING DATA

DRAWN BY: JL
CHECKED BY: RJ
FILE NUMBER:

SHEET TITLE

REZONING
PETITION

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SHEET NUMBER

RZ-01

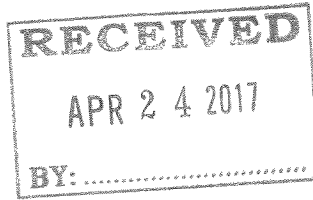
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**I. REZONING APPLICATION
CITY OF CHARLOTTE**



2017-092

Petition #:	_____
Date Filed:	4/24/2017
Received By:	[Signature]

Complete All Fields (Use additional pages if needed)

Property Owner: See attached letter

Owner's Address: see attached letter City, State, Zip: _____

Date Property Acquired: 1972, 1988

Property Address: 438 Rhyne Rd

Tax Parcel Number(s): 05325113, 05325114

Current Land Use: Single family home, vacant Size (Acres): approx 14 ac. +/-

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

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

Required Rezoning Pre-Application Meeting* with: Alberto Gonsales, et. al.

Date of meeting: 3.21.17

(*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 develop a small business/industrial park.

Walter Fields
Name of Rezoning Agent

1919 South Blvd., suite 101
Agent's Address

Charlotte, NC 28203
City, State, Zip

704-372-7855 704-372-7856
Telephone Number Fax Number

waltr@walterfieldsgroup.com
E-Mail Address

Se attached letter
Signature of Property Owner

(Name Typed / Printed)

Direct Power, Inc.
Name of Petitioner(s)

113 Blacksnake Rd.
Address of Petitioner(s)

Stanley, NC 28164
City, State, Zip

704-263-5953, ext 552
Telephone Number Fax Number

areed@directpower.net
E-Mail Address

[Signature]
Signature of Petitioner

ALEX REED
(Name Typed / Printed)

April 20, 2017

Mr. Alex Reed
Direct Power, Inc.
113 Blacksnake Rd.
Stanley, NC 28164

This letter serves to notify all interested parties that I/we consent to Direct Power, Inc. petitioning for the rezoning of property known as Tax Parcel 05325113 and 05235114 located on Ryhne Road. in Mecklenburg County, North Carolina. This letter serves to represent my/our signature on the zoning application.

Thank you.

Owner <u>John V. Lassiter Jr</u>	Date <u>4-24-17</u>
Owner <u>Glenda Lassiter</u>	Date <u>4-24-17</u>
Owner _____	Date _____
Address <u>438 Ryne Rd</u>	
Address <u>Charlotte, NC 28214</u>	
Phone Number <u>(704) 614-9573</u>	

Vernon and Glenda Lassiter, Jr.
John Vernon Lassiter, Jr.



TAX PARCEL ID #'S:	0532511
	0500544

POSED USE: SEE DATA

POSED USE: SEE DEVELOPMENT NOTES

a. Zoning of site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning Ordinance.

b. The Police Association acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. There are no zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by the site plan. Unless specifically noted in the conditions for the site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.

c. Throughout this Recurring Petition, the terms "Owner," "Owners," "Petitioner" or "Petitioners" shall, with respect to the Site, be deemed to include the listed, deceased, personal representatives, successors, a trustee and assigns of the owner or owners of the Site who may be involved in this development from time to time.

The purpose of this Rezoning application is to provide for the use of a tract of land fronting on Rhyme Road for a small industrial park. To achieve this purpose, the application seeks the rezoning of the site to the I-1 district as a conditional district (I-1 (CD)).

Uses allowed on the property included in this Petition are those uses that are permitted in the I-1 district except as may be further limited by the specific provisions of this site plan.

a. The site will have a full access connection to Rhyme Road. This connection will be constructed as a public street.

c. Parking areas are allowed anywhere within the building and parking envelop as generally depicted on the concept plan for the site.

Reserved.

Reserved

Reserved

Reserved

02079

Reserved

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a. New freestanding lighting on the site will utilize full cut-off luminaires and no "wall pack" type lighting will be utilized except that architectural lighting on the exterior of buildings will be permitted. New freestanding lighting will be limited to 30' in height but none will be permitted to be installed within 75' of any property used for residential uses.

sing

nasarvau



Project No: 17-027
Date: 04/24/2017
Designed by: udp
Drawn By: udp
Scale: 1"=50'
Sheet No:

Rezoning Site Plan

Charlotte, North Carolina

113 Black Snake Rd.
Stanley, NC 28164

131318-e6 central ave. p 704.334.3303
charlotte, nc 28205 f 704.334.3305
urbanbandesignpartners.com
ncbeils firm no: P-0418
sc coa no: C-03044

URBA
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PARTNEI