

SITE INFORMATION

SITE ADDRESS: 310 E. TRADE STREET
CHARLOTTE, NC 28202

PROPERTY OWNER(S): CHARLOTTE TRANSIT CENTER, INC., C/O BANK OF AMERICA COMMUNITY DEVELOPMENT CORPORATION (FORMERLY KNOWN AS NATIONSBANK COMMUNITY DEVELOPMENT CORPORATION)

OWNER'S ADDRESS: ATTN: ROB VAIL, SENIOR VICE PRESIDENT, CORPORATE WORKPLACE EXEC, 13510 BALLANTYNE CORPORATE PLACE, NC2-109-06-02 CHARLOTTE, NC 28277-2706

TAX PARCEL ID #: 12501114

PREVIOUS REZONING: PETITION #1994-74

AREA PLANS:
- CENTER CITY 2020 PLAN - ADOPTED 2011
- BREVARD STREET LAND USE AND URBAN DISTRICT - ADOPTED 2008

BASE GIS DATA PROVIDED BY:
LDSI
508 W. 5th STREET
CHARLOTTE, NC 28202
(704) 337-8329

DEVELOPMENT INFORMATION

SITE AREA	2.571 ACRES
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	12501114
EXISTING ZONING	URBAN MIXED-USE DISTRICT "UMUD-O"
PROPOSED ZONING	URBAN MIXED-USE DISTRICT "UMUD-O(SPA)"
EXISTING USES	GOVERNMENT-INSTITUTIONAL
PROPOSED USES	GOVERNMENT-INSTITUTIONAL
RESIDENTIAL UNITS AND TYPES	NONE
RESIDENTIAL DENSITY	NONE
EXISTING NON-RESIDENTIAL USES	30,800 SF COMMERCIAL MAX.
PROPOSED NON-RESIDENTIAL USES	30,800 SF COMMERCIAL MAX.
FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	60' - PER ZONING ORDINANCE
NUMBER OR RATIO OF PARKING SPACES	0.5 SPACES / 1,000 SQFT MIN.
AMOUNT OF OPEN SPACE	PER ZONING ORDINANCE (1 SF / 100 GSF OF PRIMARY USE)

ADJACENT OWNERS

- 1 #125011320 CITY OF CHARLOTTE 600 E. 4TH STREET CHARLOTTE, NC 28202 EXISTING ZONING: UMUD-O EXISTING USE: STADIUM / ARENA

2 #12501117 PACIFIC AVENUE II LLC AND C/O FELLERS, SCHEWE, SCOTT AND ROBERTS INC. 5625 FAIRVIEW ROAD CHARLOTTE, NC 28209 EXISTING ZONING: UMUD-O EXISTING USE: COMMERCIAL

3 #12501120 210 TRADE INVESTMENTS LLC 1201 HARDING PL CHARLOTTE, NC 28204 EXISTING ZONING: UMUD-O EXISTING USE: VACANT

4 #12501116 CITY OF CHARLOTTE 600 E. 4TH STREET CHARLOTTE, NC 28202 EXISTING ZONING: UMUD EXISTING USE: VACANT

5 #12501407 NC RAILROAD CO 808 SOUTHERN RIVY BLVD ATLANTA, GA 30303 EXISTING ZONING: UMUD EXISTING USE: VACANT

6 #12501408 CITY OF CHARLOTTE 600 E. 4TH STREET CHARLOTTE, NC 28202 EXISTING ZONING: UMUD EXISTING USE: VACANT

7 #12501406 CHARLOTTE-SOUTHERN CORP & C/O NORFOLK SOUTHERN CORP 110 FRANKLIN RD SE ROANOKE, VA 24042 EXISTING ZONING: UMUD EXISTING USE: VACANT

8 #12502401 BREVARD STREET ASSOCIATES 6747-C FAIRVIEW RD CHARLOTTE, NC 28210 EXISTING ZONING: UMUD EXISTING USE: VACANT

9 #12502305 WELLS PROPERTY NUMBER ONE LLC 132 BREVARD ST CHARLOTTE, NC 28202 EXISTING ZONING: UMUD EXISTING USE: VACANT

10 #12502304 WELLS PROPERTY NUMBER ONE LLC 132 BREVARD ST CHARLOTTE, NC 28202 EXISTING ZONING: UMUD EXISTING USE: COMMERCIAL

11 #12502303 WELLS PROPERTY NUMBER ONE LLC 132 BREVARD ST CHARLOTTE, NC 28202 EXISTING ZONING: UMUD EXISTING USE: COMMERCIAL

12 #12502302 EFG ENTERPRISES LLC 2501 RICHARDSON DR CHARLOTTE, NC 28211 EXISTING ZONING: UMUD EXISTING USE: VACANT

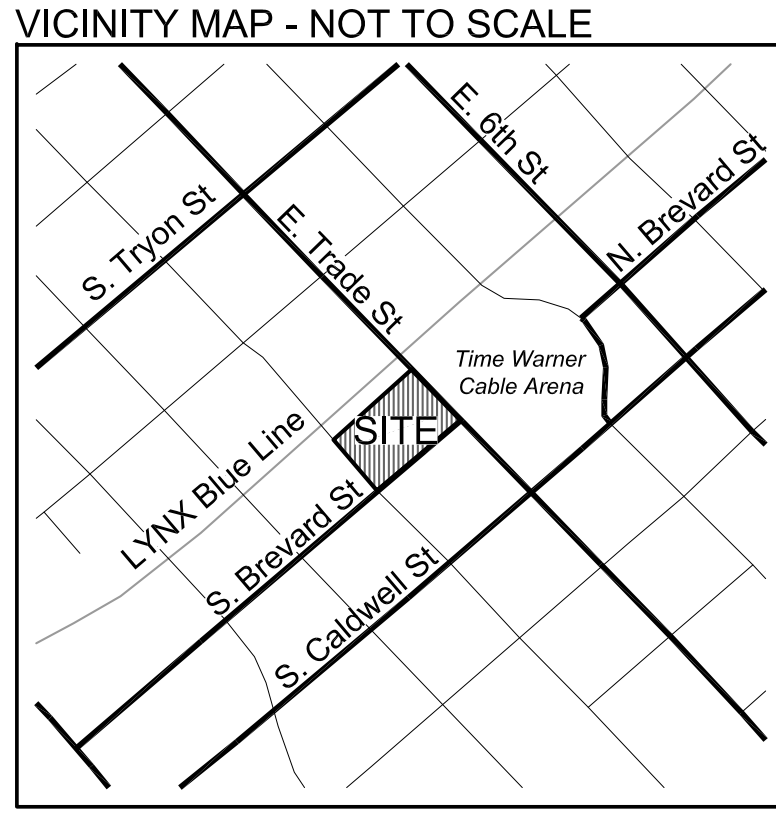
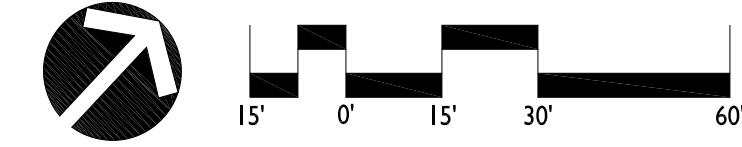
13 #12502301 WELLS PROPERTY NUMBER ONE LLC 132 BREVARD ST CHARLOTTE, NC 28202 EXISTING ZONING: UMUD EXISTING USE: OFFICE



EXISTING BUILDING ELEVATION WITH SCHEMATIC SIGNAGE ATTACHED TO BUS TRANSFER PAVILION FACADE

NOTE:
THE ABOVE IMAGE IS SCHEMATIC IN NATURE AND IS INTENDED TO DEPICT BUILDING AND SIGNAGE RELATIONSHIPS.

RECEIVED
By Michael Cataldo at 1:56 pm, Mar 06, 2012



DEVELOPMENT STANDARDS

1. DEVELOPMENT INFORMATION

SITE AREA	2.571 ACRES
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	12501114
EXISTING ZONING	URBAN MIXED-USE DISTRICT "UMUD-O"
PROPOSED ZONING	URBAN MIXED-USE DISTRICT "UMUD-O(SPA)"
EXISTING USES	GOVERNMENT-INSTITUTIONAL
PROPOSED USES	GOVERNMENT-INSTITUTIONAL
RESIDENTIAL UNITS AND TYPES	NONE
RESIDENTIAL DENSITY	NONE
EXISTING NON-RESIDENTIAL USES	30,800 SF COMMERCIAL MAX.
PROPOSED NON-RESIDENTIAL USES	30,800 SF COMMERCIAL MAX.
FLOOR AREA RATIO	N/A
MAXIMUM BUILDING HEIGHT	60' - PER ZONING ORDINANCE
NUMBER OR RATIO OF PARKING SPACES	0.5 SPACES / 1,000 SQFT MIN.
AMOUNT OF OPEN SPACE	PER ZONING ORDINANCE (1 SF / 100 GSF OF PRIMARY USE)

2. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE SCHEMATIC SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CHARLOTTE TRANSIT CENTER, INC., C/O BANK OF AMERICA COMMUNITY DEVELOPMENT CORPORATION, FORMERLY KNOWN AS NATIONSBANK COMMUNITY DEVELOPMENT CORPORATION, (THE "PETITIONER" OR "DEVELOPER") TO ACCOMMODATE DEVELOPMENT TO BE KNOWN AS "THE CHARLOTTE TRANSPORTATION CENTER" ON AN APPROXIMATELY 2.571 ACRE SITE GENERALLY LOCATED AT 310 E. TRADE STREET IN UPTOWN CHARLOTTE, NC (THE "SITE"). DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE SCHEMATIC PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE URBAN MIXED-USE DISTRICT (UMUD) ZONING CLASSIFICATIONS, SUBJECT TO THE PROVISIONS PROVIDED BELOW, SHALL GOVERN DEVELOPMENT TAKING PLACE ON THOSE PORTIONS OF THE SITE GENERALLY DEPICTED ON THE SCHEMATIC PLAN.
- B. THE DEVELOPMENT DEPICTED ON THE SCHEMATIC SITE PLAN (Z-1.0) IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES ON THE SITE AND ILLUSTRATE DESIGN PRINCIPALS.
- C. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARO DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, SETBACKS, TREES, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17-21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS.
- D. FUTURE AMENDMENTS TO THE SCHEMATIC SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS INVOLVED, IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.

3. OPTIONAL PROVISIONS

- A. THE FOLLOWING OPTIONAL PROVISIONS WERE INCLUDED AND APPROVED WITH REZONING PETITION #1994-74.
- PROPOSED SITE DEVELOPMENT SHALL COMPLY WITH THE SPIRIT OF THE UPTOWN STREETScape GUIDELINES AND UMUD REGULATIONS.
 - ALL VEHICULAR SIGNAGE AND PAVEMENT MARKINGS WILL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - FINAL STREET LIGHT LOCATIONS SHALL COORDINATE WITH THE PROPOSED STREET TREE LAYOUT AND EXISTING UTILITIES.
 - THE PROPOSED DRIVEWAYS CONNECTIONS TO EAST TRADE STREET AND EAST FOURTH STREET WILL REQUIRE DRIVEWAY PERMITS TO BE SUBMITTED TO THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL. THE EXACT DRIVEWAY LOCATIONS AND TYPE/ WIDTH OF THE DRIVEWAY WILL BE DETERMINED BY CDOT DURING THE DRIVEWAY REVIEW PROCESS. THE LOCATION OF THE DRIVEWAYS SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAYS ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
 - IRRIGATION BACKFLOW PREVENTERS SHALL NOT BE LOCATED WITHIN SETBACK AREA.
 - TYPE II MODIFIED AND TYPE III DRIVEWAYS SHALL MEET CDOT CONSTRUCTION STANDARDS.
 - THE WESTERNMOST DRIVE ON EAST TRADE STREET MAY BE CONSTRUCTED AS ONE OR TWO WAY BASED ON OPERATIONAL REQUIREMENTS OF BUS CIRCULATION.
 - THE REQUIRED LOCATION OF REQUIRED TREES ALONG EAST FOURTH STREET AND EAST TRADE STREET SHALL BE MODIFIED TO LOCATE THE TREES IN THE PLANTERS PROVIDED.
 - THE ENCLOSED BUILDING AREA SHALL BE 38,000 SQUARE FEET.
 - THE COVERED BUS TRANSFER AREA SHALL BE 60,500 SQUARE FEET.
 - 15 REQUIRED PARKING SPACES TO BE PROVIDED IN EXISTING ADJACENT CONVENTION CENTER PARKING GARAGE.
 - THE USES PERMITTED IN REZONING PETITION #1994-74 INCLUDES THE FOLLOWING USES:
 - PUBLIC LOBBY
 - RETAIL
 - SERVICE AREAS
 - BUS PASSENGER TRANSFER AREA
- B. THE FOLLOWING OPTIONAL PROVISIONS ARE TO BE CONSIDERED NEW PROVISIONS. THE PETITIONER REQUESTS A DEVIATION FROM PART 9: URBAN MIXED USE DISTRICT (UMUD) AND PORTIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE FOLLOWING:
- SIGNAGE STANDARDS (SECTION 9.906.2.e). THE PETITIONER SEEKS THE OPTIONAL PROVISION TO ALLOW MODIFICATIONS TO THE UMUD SIGNAGE STANDARDS TO PERMIT AN EXCITING AND UNIQUE SIGNAGE SYSTEM ON THE SITE. ACCORDINGLY, AS PART OF THIS UMUD-O(SPA) APPLICATION, THE PETITIONER REQUESTS THE FOLLOWING MODIFICATIONS FROM THE UMUD SIGNAGE PROVISIONS:
 - IN ADDITION TO THE OTHER SIGNS PERMITTED UNDER SECTION 9.906.2.e OF THE ORDINANCE, THE PETITIONER SHALL BE ENTITLED TO TWO (2) WALL- MOUNTED ADVERTISING SIGNS LOCATED ON THE EXTERIOR OF THE BUILDING FACADES ORIENTED TOWARD E. TRADE STREET AND E. 4TH STREET, IN THE LOCATIONS GENERALLY DEPICTED ON THE REZONING PLAN. EACH SIGN MAY BE UP TO 14-FEET IN HEIGHT, 48-FEET IN WIDTH, AND UP TO 672 SQUARE FEET IN SIGNAGE AREA SIZE. THIS SIGNAGE MAY BE LOCATED WITHIN THE PUBLIC RIGHTS-OF-WAY AND REQUIRED SETBACKS. MATERIALS WHICH MAY BE INCLUDED AS PART OF THESE SIGNS INCLUDES: (I) CABLE AND CABLE TENSIONING ELEMENTS, (II) NYLON AND NYLON TENSIONING ELEMENTS, AND (III) MATERIAL RELATED TO THE SIGN FACADE ITSELF.
 - THE PROPOSED WALL-MOUNTED SIGNS SHALL NOT EXTEND ABOVE THE LIMITS OF THE EXISTING BUS TRANSFER PAVILION ROOF LINE. ADDITIONALLY, THE PROPOSED WALL-MOUNTED SIGNS SHALL NOT EXTEND BELOW THE STRUCTURAL LIMITS OF THE EXISTING BUS TRANSFER PAVILION ROOF LINE TO AVOID CONFLICTS WITH THE MANEUVERING SPACE OF VEHICLES.
 - CONCEPTUAL ILLUSTRATIVE ELEVATIONS OF THE WALL-MOUNTED SIGN HAS BEEN INCLUDED ON THE SCHEMATIC SITE PLAN (SHEET Z-1.0) THIS ILLUSTRATIVE ELEVATION IS SCHEMATIC IN NATURE AND MAY BE ALTERED AND MODIFIED AS PART OF THE DEVELOPMENT PROCESS.
 - IN LIEU OF THE TWO AFOREMENTIONED WALL- MOUNTED ADVERTISING SIGNS, THE PETITIONER SHALL BE ENTITLED TO TWO (2) DIGITALLY ENHANCED / ELECTRONIC WALL- MOUNTED ADVERTISING SIGNS LOCATED ON THE EXTERIOR OF THE BUILDING FACADES ORIENTED TOWARD E. TRADE STREET AND E. 4TH STREET, IN THE LOCATIONS GENERALLY DEPICTED ON THE REZONING PLAN. EACH SIGN MAY BE UP TO 14-FEET IN HEIGHT, 48-FEET IN WIDTH, AND UP TO 672 SQUARE FEET IN SIGNAGE AREA SIZE. THIS SIGNAGE MAY BE LOCATED WITHIN THE PUBLIC RIGHTS-OF-WAY AND REQUIRED SETBACKS.

4. PERMITTED USES

- A. THE USES PERMITTED IN THIS REZONING SHALL INCLUDE THE AFOREMENTIONED USES PERMITTED UNDER SECTION 3 OF THIS SHEET.
- B. ALL OTHER USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE URBAN MIXED-USE DEVELOPMENT DISTRICT (UMUD) SHALL BE EXCLUDED FOR USE WITHIN THE SITE.
- C. PROVISIONS FOR PARKING AND LOADING SHALL CONFORM TO THE GENERAL REQUIREMENTS OF SECTION 9.8507 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

5. TRANSPORTATION

- A. ALL EXISTING TRANSPORTATION IS EXPECTED TO REMAIN UNAFFECTED AS A RESULT OF THIS REZONING PETITION.

6. ARCHITECTURAL STANDARDS

- A. ALL EXISTING ARCHITECTURAL ELEMENTS ARE EXPECTED TO REMAIN UNAFFECTED AS A RESULT OF THIS REZONING PETITION, WITH THE EXCEPTION OF THE REQUEST FOR ADDITIONAL SIGNAGE LISTED UNDER THESE OPTIONAL PROVISIONS RELATED TO THIS REZONING REQUEST.

7. STREETScape AND LANDSCAPING

- A. ALL STREETScape AND LANDSCAPE ELEMENTS ARE EXPECTED TO REMAIN UNAFFECTED AS A RESULT OF THIS REZONING PETITION.

8. ENVIRONMENTAL FEATURES

- A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROL ORDINANCE FOR THE CITY OF CHARLOTTE FOR THIS DEVELOPMENT AREA.
- B. THE SITE SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

9. PARKS, GREENWAYS, AND OPEN SPACE

- A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR URBAN OPEN SPACE WITHIN THIS DEVELOPMENT AREA.

10. FIRE PROTECTION

- A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT FOR THIS DEVELOPMENT AREA.

11. SIGNAGE

- A. WITH THE EXCEPTION OF THE OPTIONAL PROVISIONS RELATED TO SIGNAGE LISTED ON THIS SHEET, WHERE SIGNS, BANNERS, FLAGS AND PENNANTS FOR IDENTIFICATION OR DECORATION ARE PROVIDED, THEY MUST CONFORM TO THE REQUIREMENTS OF CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

12. LIGHTING

- A. ALL EXISTING LIGHTING ELEMENTS ARE EXPECTED TO REMAIN UNAFFECTED AS A RESULT OF THIS REZONING PETITION.
- B. LIGHTING RELATED TO THE SIGNAGE LISTED UNDER THE OPTIONAL PROVISIONS ON THIS SHEET SHALL BE AS FOLLOWS:
- ONCE INSTALLED, THE TWO (2) WALL- MOUNTED ADVERTISING SIGNS LOCATED ON THE EXTERIOR OF THE BUILDING FACADES ORIENTED TOWARD E. TRADE STREET AND E. 4TH STREET SHALL BE LIGHTED WITH THE USE OF FLOODLIGHTING AROUND THE PERIMETER OF THE SIGN FACADE.
 - ONCE INSTALLED IN LIEU OF THE TWO (2) WALL- MOUNTED ADVERTISING SIGNS, THE TWO (2) DIGITALLY ENHANCED / ELECTRONIC WALL- MOUNTED ADVERTISING SIGNS LOCATED ON THE EXTERIOR OF THE BUILDING FACADES ORIENTED TOWARD E. TRADE STREET AND E. 4TH STREET SHALL BE LIGHTED INTERNALLY WITHIN THE AREA OF THE SIGN FACADE.

13. PHASING

- A. NA

14. OTHER

- A. IF THIS REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE SCHEMATIC PLAN SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE OWNERS (FROM TIME TO TIME) AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THIS REZONING PETITION, THE TERMS "PETITIONERS", "OWNER" OR "OWNERS," SHALL, WITH RESPECT TO EACH TRACT WITHIN THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE, OR PORTIONS THEREOF, WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

REVISIONS:

DATE: FEBRUARY 27, 2012
DESIGNED BY: RP
DRAWN BY: CHK / CHK
CHECKED BY: RP
SCALE: 1"=40'-0"
PROJECT #: 1012020
SHEET #:

Z-2.0

CHARLOTTE TRANSPORTATION CENTER
CONDITIONAL REZONING

CHARLOTTE TRANSIT CENTER, INC.; CHARLOTTE, NC

DEVELOPMENT NOTES

FOR PUBLIC HEARING
PETITION NO. 2012-0XX

LandDesign

223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3746
www.LandDesign.com