

COMMUNITY MEETING REPORT

**Petitioner: Trotter Builders
Rezoning Petition No. 2013-098**

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on October 16, 2013. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETING:

The Community Meeting was held on Thursday, November 7, 2013 at 6:00 p.m. at British American School located at 7000 Endhaven Lane, Charlotte, North Carolina.

PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by Paul Trotter of Trotter Builders. The Petitioner's agent, Peter Tatge, Matt Mandle and Gwen Wolfgang with ESP Associates PA ("ESP"), and Jake Carpenter with Ramey Kemp and Associates (Traffic Engineer), also attended on behalf of the Petitioner.

SUMMARY OF PRESENTATION/DISCUSSION:

Attendees were welcomed by members of the team at the door as they arrived and signed in. Various display boards for the project were located on easels in the School cafeteria meeting room allowing attendees to view as other participants continued to arrive. After about 15-20 minutes (6:20) attendees were asked to move towards the front of the room area for a more structured presentation about the project by the Petitioner and the Petitioner's representatives. Paul Trotter and Peter Tatge welcomed attendees as the Petitioner's team was more formally introduced to the entire group.

Mr. Tatge explained that the purpose of the meeting was to discuss Trotter Builders application for a Conditional District rezoning request to rezone the property to UR-3, an Urban Residential District in order to allow the development of 220 Multi-family apartments on the property.

Several of the boards that were displayed at the various easel stations were utilized during the presentation to explain the location and context of the site in relationship to the proposed extension of North Community House Road that was being extended out of Ballantyne. Mr. Tatge referenced the Ballantyne rezoning as it was approved back in 2011 whereby one of the commitments at that time was to make a number of transportation related improvements, one of which was the extension of North Community House Road over Interstate I-485 connecting this

major thoroughfare to neighboring Toringdon, Mr. Trotters property and Endhaven Lane. This improvement is also on the City's long range Transportation Improvement Thoroughfare Plan and has been contemplated for a number of years in various planning documents published by the City of Charlotte. Toringdon, the Trotter property and surrounding real estate extending out towards Johnston Road along North Community House Road are all considered to be in Ballantyne and part of the Ballantyne Activity Center as displayed within the City's Growth Framework plan for Centers, Corridors and Wedges.

Mr. Tatge reviewed key dates related to the upcoming rezoning process as he referenced a copy of the City's rezoning calendar, which was on the table along with other handouts when participants signed in. Mr. Tatge also referred to the City's notice that was mailed to surrounding residents also including these key dates, times and explanations about the various meetings that will be taking place throughout the plan review process. Mention was made of the currently scheduled Public Hearing that was initially identified for December 16th, 2013 at the City's Governmental Center located uptown at 600 East 4th Street at the Government Center in City Council Chambers.

Mr. Tatge and Mr. Trotter referred to various display boards as visuals to support the discussion and help convey various facets about Trotter Builders proposed multi-family project. The Boards consisted of copies of the current site plan that was submitted to the City of Charlotte back in September, the Technical Data Sheet with conditional notes, along with a rendered elevation of the proposed building that would front along North Community House Road. The rendered elevations have been prepared by team member Architect-Humphreys & Partners Architects, LP.

Mr. Tatge utilized a copy of the Site Plan and an aerial photograph of the Site to explain the orientation of the property to the proposed extension of North Community House Road that will connect this property to the Ballantyne mixed use Activity Center as well as across the street to the Toringdon office/retail center. The North Community House Road extension was described as an infrastructure improvement proposed as part of the Ballantyne rezoning that was approved by City Council in 2011. A tandem (closer view of the property) aerial was utilized to explain the property's relationship to the adjoining Endhaven Elementary School (to the east), British American School (to the north), future phases of Toringdon office/retail center (to the west and Ballantyne Business Park (to the south), across Interstate I-485. He described how the proposed site will serve as focal point and a "gateway to surrounding neighborhoods located further down Endhaven Lane." Most of the residential neighborhoods and residential development is much further away from the 10+ acre Trotter property. An aerial board was shown illustrating the closest residence located across Endhaven Lane as being over 220+ feet to Trotter's parcel line (Tax ID #223.22.298) and approximately 350+/- feet to the nearest residence from the proposed apartment building located on Trotter Builders site plan and measurements provided through Virtual Charlotte <http://vc.charmeck.org/>

Mr. Tatge then explained the proposed UR-3 zoning that is being sought by Trotter Properties for the site and how it is a "CD-Conditional District" type of zoning which means that the final site plan that is approved by the City along with the supporting information that is submitted will be binding in terms of what can be built on site. Significant changes to the plan (e.g. more apartment units, different uses, higher buildings, more buildings, etc.) would require Trotter

Builders, or if the project was ever purchased by someone else, to go through another rezoning, public hearing and new Neighborhood Meeting process prior to being able to implement these types of significant changes.

Mr. Tatge also explained that the UR-3 Urban Residential zoning district classification was being sought for the Trotter Builders property because of its fits in relationship to the property's location on the edge of Ballantyne. Ballantyne is identified as a major "Activity Center" within the City's CCW Centers, Corridors and Wedges Growth Framework Plan that was adopted by the City Council in August 2010.

The team further identified how the extension of North Community House Road which is slated (based on design characteristics) to be a Major Thoroughfare with a median divided section running along the proposed frontages between the Trotter property and the adjacent Toringdon Office/Retail center. Comparisons were offered to the neighborhood meeting participants about this future major thoroughfare to explain that it would be similar in design and traffic daily volumes as other surrounding major thoroughfares like Johnston Road (located just ½ mile east of Trotter Properties site, Park Road or Hwy 51/ Pineville-Matthews Road, all examples of other surrounding roads that are also classified as Major Thoroughfares. The Teams Traffic Engineer offered comparisons in potential traffic volumes to help characterize "what is a Major Thoroughfare like" for meeting participants reporting that estimated traffic volumes for these types of major roadways could easily exceed 30,000 daily trips.

Endhaven Lane will tie into a roadway (Major Thoroughfare) that will have similar characteristics and traffic volumes similar to Johnston Road as development increases and additional office and retail is built in adjacent Toringdon and nearby Ballantyne office parks.

Mr. Trotter introduced his company (Trotter Builders) as he went on to explain his plans for developing the property with "high-end" one (1) and two (2) bedroom apartments with proposed rents that are estimated to range from \$900 to \$1,400 a month. Mr. Trotter explained his business model which is to develop, build and own the North Community House Residences project.

Mr. Trotter anticipates with the rapid expansion of the Ballantyne office/business park and the recent relocation of Met-Life Corp to Ballantyne this project will be well suited to provide places to live for new residents relocating to the Charlotte region. He expects to attract professional level type residents who will expect the quality of design, amenities and lifestyle he plans to offer. He has indicated that apartments will be equipped with stainless steel kitchen appliances, granite counter tops and other furnishings and décor treatment that will speak to the quality of the project he plans to build and operate.

In addition to these points, Mr. Trotter highlighted other following aspects for his proposed apartment development; that the project would be professionally managed, residents would be closely screened with the management agency conducting thorough background checks on prospective residents and that the facility would be designed by well renowned architecture firm who has designed numerous luxury apartment facilities similar to these throughout the country. The project would be highly amenitized; planned to include a pool, indoor club for residents with

health and exercise equipment, large interior common areas for residents, rooms for activities along with other indoor and outdoor gathering areas for residents. Outdoor plaza areas would include seating areas, tables, decorative lighting and attractive landscaping.

The team Traffic Consultant spoke about the traffic study that was being prepared and submitted for review by the city (CDOT) which indicates that the project would be required to have a right in right out entrance along North Community House Road, and a new left turn lane (west bound) on Endhaven Lane. He indicated that traffic generation rates are less than surrounding office and retail uses as well as much less than the neighboring schools with proposed peak hour trips only amounting to 112 average peak hour trips in the A.M. and up to an average of only 139 peak hour P.M. trips (based on 220 MF apartment units). He explained the design for the proposed North Community House Road which will be four lane divided sections with turnlanes being proposed at both roads fronting the project with a traffic light at the main intersection. Endhaven Lane will line up with the Toringdon entrance along its eastern property line.

Questions and issues raised by the meeting participants

- Numerous questions about Traffic (addressed above)
- Will the apartments be started before the new road is completed– no
- Traffic concerns-Endhaven likes to think of themselves as a “sleepy little community”
- Will Trotter be widening Endhaven Lane? Only along our frontage.
- What will rents be? \$900-1400/month
- Size/# of bedrooms- 1-2 bedrooms
- Are these low income units? No-market rate for rent
- Will there be amenities? Pool and associated amenities for residents
- How tall will the buildings be? 5-story
- Will residents be screened/have background checks? Yes
- Will this property be managed/run by Mr. Trotter or does he intend to sell off once constructed? Mr. Trotter intends to own the property and have a professional management company
- What is going to be done about pedestrian safety for people walking to the schools?
- Will you walk with us to school one morning to see how back traffic/pedestrian safety is?
- What do the GDP’s approve for density on this site?
- How come you are not developing this site with single-family homes?
- I think your project would be better received if you could give something back to the community in the Endhaven park area, etc.
- Would you be open to selling the property?
- How are you going to protect children on the school property from people who look out the windows of the apartments?
- Will you be able to control the # of people living in each unit?
- What is your development experience in Charlotte?
- Will the entrances be gated?
- How much traffic is going to be generated from the apartments?
- Do you have market information/studies available showing the need for these apartments?

- Why don't you develop the site with a park?
- Building height concerns-see in skyline from Orchid Hill subdivision
- Safety concerns with it being right next to the elementary school-they're not buying the tree buffer
- What if buildings don't fill up?
- Why is this going from single family to apartments?
- Noise from 485 will deter high rents
- Concerns about occupancy rates
- Condos would be preferable-they want a similar demographic
- With right/in, right/out you won't get MetLife employees
- What is the value add for the community?
- Lots of worry about people watching kids on the playground
- Why does the development have to be so big? In this age of mass shooters and sexual predators, why bring in something with so many people?

The meeting was adjourned as people started to leave the facility around 7:30. Business cards and contact information was exchanged with individuals and groups who wanted to have follow-up with the Petitioner. Since this date, the Petitioner has met with a number of other groups, the respective school principals (both Endhaven Elementary and the British American School), the Parent Teacher Association for Endhaven Elementary and with HOA representatives from several of the surrounding neighborhood organizations. In addition, the Petitioner has corresponded and offered to meet with other neighbors who have made inquiries about the project.

A number of improvements and changes to the Site Plan have been made in response to these inquiries, meetings and discussions; most notably with the adjacent School officials, CMS staff, and PTA representatives. Agreements and negotiations are still underway with these groups and individuals as of the date of this report.

Respectfully submitted, this 10th day of January, 2014.

cc: Ms. Tammie Keplinger, Charlotte-Mecklenburg Planning Department
 Ms. Solomon Fortune, AICP, Charlotte-Mecklenburg Planning Department
 The Honorable Ed Driggs, Charlotte City Council
 Clerk to Charlotte City Council

Exhibit C

Endhaven Lane Site NEIGHBORHOOD MEETING

November 7, 2013

6:00 PM

SIGN-IN SHEET

Name: PAUL TROTTER
Address: TROTTER FARMS
Phone: _____
Email: _____

Name: Peter Taty
Address: ESP ASSOCIATES
Phone: _____
Email: _____

Name: Jacob Carpenter
Address: Ramey Kemp & Assoc
Phone: _____
Email: _____

Name: Brian Henderson
Address: Megwood Drive Berwick
Phone: _____
Email: _____

Name: Barbara Trimnell
Address: 10715 Mayfield Ln
Phone: 704-541-1491
Email: _____

Name: Helen Thorne White
Address: 10442 Misty Ridge Ln
Phone: 70
Email: _____

Name: Paul Bova
Address: 10526 Misty Ridge Ln
Phone: 704-541-6473
Email: _____

Name: Mark Mandre
Address: ESP ASSOCIATES
Phone: _____
Email: _____

Name: Gwen Wolfgram
Address: ESP ASSOCIATES
Phone: _____
Email: _____

Name: Deb & Jim Sobota
Address: 10918 Megwood Dr. (Berwick)
Phone: _____
Email: _____

Name: _____
Address: _____
Phone: _____
Email: _____

Name: Brennan
Address: 10818 Mayfield Ln (Berwick)
Phone: 704-763-6616
Email: _____

Name: Ashley & Truman Horner
Address: 6801 Creek Bend Dr
Phone: 804-593-9868 / 808-772-0007
Email: asmith263@hotmail.com /
truman.horner@gmail.com

Name: Glenn Ware
Address: 10625 BACK RIDGE RD
Phone: _____
Email: glenn.ware@aol.com

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6:00 PM

SIGN-IN SHEET

Name: Dave & Gloria Price
Address: 6912 Endhaven Ln.
Phone: 704 542-3303
Email: gsprico@peoplepc.com

Name: Carla Weston
Address: 10418 Misty Ridge Ln
Phone: 704-552-8456
Email: cwestonesmicorporate.com

Name: Wm M E / A Jr
Address: 10436 Misty Ridge
Phone: 704 543 0103
Email: _____

Name: Ken Baker
Address: 11224 Megwood Dr
Phone: 704-543-5522
Email: Ken@Sunstoppers.net

Name: BON & DONNA FRALICK
Address: 10525 MISTY RIDGE LN
Phone: 704-542-1936
Email: _____

Name: Gary Lock
Address: 10437 Misty Ridge Ln
Phone: 678-231-3769
Email: gary.lock10@gmail.com

Name: Jacquie Slack
Address: 9904 Laurel Lake Ln
Phone: 704 752 0574
Email: Jacquie.slack@gmail.com

Name: Ron Greeson
Address: 6608 Marcella Drive
Phone: 704 540 9676
Email: RCsgreeson@cs.com

Name: Larry Dantliff
Address: 10500 Orchid Hill Ln
Phone: 704-543-7527
Email: _____

Name: Ashley Child
Address: 6352 Mock Orange Dr.
Phone: (704) 562-2286
Email: ashley.child@cranncastle.com

Name: Carla Sink
Address: 10926 Megwood Dr
Phone: 704 706 2979
Email: sinkfamily2@gmail.com

Name: ROBERT KAMINSKI
Address: 10616 MEGWOOD DR.
Phone: 704-543-6144
Email: ROBERT.Kaminski@hitmer.com.

Name: Ruby Scott
Address: 10707 Mayfield Ln
Phone: 704-533-0094
Email: RubyScott@gmail.com

Name: Jennifer Youse
Address: 6101 Tripp Place
Phone: 704 290 6892
Email: yousefamily@bellsouth.net

Exhibit C

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6:00 PM

SIGN-IN SHEET

Name: MIKE FLORY
Address: 6723 JOLIETTE LANE
Phone: 704 998-7623
Email: MFLORY14@AOL.COM

Name: JAYNE BENSON
Address: 10320 ROUGE MOUNT LN
Phone: 704 541-3114
Email: WHIP96@BELLSOUTH.NET

Name: Gwen Volker
Address: 6201 Tripp PL
Phone: 704-542-6336
Email: gkuvolker@gmail.com

Name: Christy Masch
Address: 10301 Rougemont Ln
Phone: 704-543-7227
Email: christy.masch@att.net

Name: Stephan Soto
Address: 6303 Red Maple Dr.
Phone: 407 401 4975
Email: sotofam6@cordline.cc.com

Name: Scott Hall
Address: 6317 Red Maple Dr
Phone: 352-286-3776
Email: smhall316@gmail.com

Name: Patricia Blanton
Address: 10430 Rougemont Ln
Phone: 704-540-7166
Email: nepatyb@gmail.com

Name: Vic Westbrook
Address: 6109 Red Maple Dr.
Phone: 704-575-4868
Email: trwestbrk@bellsouth.net

Name: SANDRA Williams
Address: 6209 Tripp PL
Phone: 704 975 4888
Email: SNWilliams227@gmail.com

Name: Linda Burgess
Address: 11110 megwood Dr
Phone: 704-542-8668
Email: burgess837@gmail.com

Name: Carol & Bob Strain
Address: 10212 Prince Edward Lane
Phone: 704.542.3154
Email: carol.strain@live.com

Name: James & Deanna Fowler
Address: 6407 Mock Orange Dr
Phone: 704 540 3049
Email: drife2000@yahoo.com

Name: CHRIS SCHULLER
Address: 6134 Hickory Forest Dr
Phone: 704 408 9576
Email: abtimama@carolina.rr.com

Name: Marjorie Chamberland
Address: 10508 Misty Ridge
Phone: 704-341-1150
Email: _____

Exhibit C

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6:00 PM

SIGN-IN SHEET

Name: HOECH - SMITH
Address: 3248 George Circle
Phone: 704 512 3978
Email: _____

Name: TERRI THOMAS
Address: 10625 BACK RIVER
Phone: _____
Email: glenn.terri1974@aol.com

Name: RAY ESCHERS
Address: 11013 SPICE HOLLOW CT
Phone: 704-651-1237
Email: GRUMMAN4L@GMAIL

Name: PAUL + DEB O'CONNOR
Address: 10508 ORCHID HILL LN
Phone: 704-752-8147
Email: V-PAUL@MICROSOFT.COM

Name: Jean + Paul Shivers
Address: 6810 Chantry Hill Rd
Phone: 804-634-3221
Email: pjshivers@yahoo.com

Name: Daren Murray
Address: 6700 Maryfield
Phone: 704-752-1934
Email: darenmurray@carolina.rr.com

Name: Febia Sustar
Address: 10501 Howell Ct
Phone: 704 430 8579
Email: Freverone@hotmail.com

Name: DANIEL SUSTER
Address: 10501 HOWELL CT
Phone: 704-661-7674
Email: DANSUSTER@HOTMAIL.COM

Name: Don Stallings
Address: 10234 ROOSEWALT LN
Phone: 704-661-7826
Email: donstallings83@aol.com

Name: Gary Jackson
Address: 6200 Nealwood Lake
Phone: 704-542-8428
Email: gary-jackson@BMC.COM

Name: C.B. Webb
Address: 11813 Post Ridge Ct
Phone: 704 574-9322
Email: _____

Name: David & Anne
Address: 6911 Endhaven Ln
Phone: _____
Email: _____

Name: Jim + Theresa Robinson
Address: 10530 Roosevelt Ln
Phone: 704-544-7166
Email: Jim.Robinson@Ferguson.Com

Name: Charles + Evelyn Robinson
Address: 6918 Endhaven Ln
Phone: 704 542 2207
Email: _____

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SIGN-IN SHEET

Name: KARIN O'LEARY
Address: 6910 PIN OAK CT
Phone: 704 620-8922
Email: KTOLEARY@YAHOO.COM

Name: Lesha Williams
Address: 10827 Maryfield Ln
Phone: 704-301-2230
Email: lesha.williams@bellseath.net

Name: PAT & SAM GOLDFARB
Address: 10407 MISTY RIDGE
Phone: 704-341-0927
Email: PGOLDFARB@CAROLINA.R.R.COM

Name: Vic Kratzer
Address: 6900 Red Maple Dr
Phone: 704-259-9448
Email: vrdouy@corolux.com

Name: Robert Berger
Address: 10601 Megwood Dr
Phone: 704-968-1395
Email: TRBerger@AOL.COM

Name: M. P. HAGAN
Address: 12406 Oak Hill Ln
Phone: 704 541 7276
Email: MPHAGAN@AOL.COM

Name: ALEK BASTIDA
Address: 10617 MEADOW DR
Phone: 704-752-6947
Email: abastida73@yahoo.com

Name: Rick Stanford
Address: 10513 Orchid Hill Ln
Phone: 832-799-2999
Email: Rick.Stanford14@kaho.com

Name: Juli Kohlbrenner
Address: 7014 Robin Crest Rd
Phone: 704 541 5747
Email: juli@Kohlbrenner.com

Name: Thomas Kohlbrenner
Address: 7014 Robin Crest Rd.
Phone: 704 541 5747
Email: tj@Kohlbrenner.com

Name: Elizabeth Olinger
Address: 6601 Red Maple Dr
Phone: 704-277-0282
Email: olingers5@aol.com

Name: Hunter Fuerstman
Address: 6446 High Creek Ct
Phone: 704.941.0118
Email: fuerstmanh@gmail.com

Name: David Walsh
Address: 10540 Rougemont Ln
Phone: 704-542-0415
Email: ~~walshdave753@gmail.com~~
dave753@gmail.com

Name: _____
Address: _____
Phone: _____
Email: _____

Exhibit C

Endhaven Home Site NEIGHBORHOOD MEETING

November 7, 2013

6:00 PM

SIGN-IN SHEET

Name: Clancy and Tim Cremin
Address: 16500 Red Maple Dr 28277
Phone: 704 499 6446
Email: Cmills1@carolina.rr.com

Name: Robert Woods
Address: 6720 Endhaven Ln
Phone: 704 904.8912
Email: RobertWoods.Business@gmail.com

Name: Bryan Alsop
Address: 10338 Longmont Ln.
Phone: 704-369-4868
Email: bryanalsop@gmail.com

Name: Susan J Grace
Address: 11200 Megwood Dr
Phone: 704 990 3152
Email: sjgrace5@gmail.com

Name: Cheryl Smith
Address: 11124 Megwood Dr
Phone: 704.543.0070
Email: cherylsmith1@gmail.com

Name: DAN SHARTE
Address: 10424 MISTY RIDGE LN
Phone: 704-543-7776
Email: DSHARTE@bellsouth.net

Name: DONNIE KOONCE
Address: 11001 Megwood Dr.
Phone: 704 589 2356
Email: DONNIE.77.KOONCE@gmail.com

Name: Patricia Burns
Address: 10505 Howell Ct
Phone: 704.542.8039
Email: pattymene@yahoo.com

Name: Michael Koss
Address: 10401 Misty Ridge Ln 28277
Phone: 704 953 0078
Email: KOSSMICHAEL@yahoo.com

Name: Heather Rahrig
Address: 10725 Megwood Dr.
Phone: 704-293-3674
Email: heatherarahrig@gmail.com

Name: MEG BOVA
Address: 10526 MISTY RIDGE LN
Phone: ~~704-543-7776~~
Email: _____

Name: Kathy Custrini
Address: 6300 Tripp Pl
Phone: (704) 577-5656
Email: _____

Name: _____
Address: _____
Phone: _____
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Name: _____
Address: _____
Phone: _____
Email: _____

Exhibit C

Endhaven Lane Site NEIGHBORHOOD MEETING

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6:00 PM

SIGN-IN SHEET

Name: Anne Burghart
Address: 6101 Fidelity Forest Dr.
Phone: 704 951 2226
Email: nancy.sporchebell@earthlink.net

Name: William Moore
Address: 6353 Mock Orange Dr.
Phone: 704 391 2889
Email: emore21@carolina.rr.com

Name: BRETT KEETON
Address: 10708 MARYFIELD LANE
Phone: 704-737-4252
Email: brettkeeton@gmail.com

Name: LaShawn Flynn
Address: 10203 Rougemont Ln.
Phone: 704-236-8261
Email: lashawn.aate@carolina.rr.com

Name: Fred Block
Address: 10504 Dairy Ct
Phone: 704 542 3396
Email: TWO TO PLACE@AOL.COM

Name: Megan Kiser
Address: 11011 Thornhill Club
Phone: 704 737 5177
Email: Meganmkiser@gmail.com

Name: Andrew Benson
Address: 10320 Rougemont Ln
Phone: 704-541-3714
Email: whip96@BellSouth.net

Name: Dennis Krapf
Address: 6932 Red Maple Dr.
Phone: 704-752-0495
Email: ac2rx@yahoo.com

Name: Sean Tyndall
Address: 7803-A Renaissance Ct.
Phone: 704 996 6713
Email: Sean.tyndall@yahoo.com

Name: Alex Vuchnich
Address: 6801 Red Maple Dr.
Phone: 704-557-0408
Email: avuchnich@gmail.com

Name: Erin Dennis
Address: 10501 Rougemont Ln.
Phone: 704 351-4852
Email: ekdennis0268@gmail.com

Name: _____
Address: _____
Phone: _____
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Name: _____
Address: _____
Phone: _____
Email: _____

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SIGN-IN SHEET

Name: Jack Pappas
Address: 10214 Misty Ridge Ln
Phone: 704-299-9003
Email: _____

Name: Paul Chamberland
Address: 19508 Misty Ridge Ln
Phone: 704-341-1150
Email: p1cbanb@carolina.rr.com

Name: STEWART
Address: 10400 MISTY RIDGE LN
Phone: 704-564-3511
Email: _____

Name: JEAN STEWART
Address: 10400 MISTY RIDGE LN
Phone: 704-650-7800
Email: _____

Name: Mariam & Jeremiah Shady
Address: 6321 Red Maple Dr
Phone: 704-281-1909
Email: Mariamandjeremiah@yahoo.com

Name: Sant Kelly King
Address: 6931 Red Maple Dr
Phone: 864-909-1991
Email: Kellybessent@yahoo.com

Name: Christy Quincannon
Address: 4023 Ballantyne Meadows Dr
Phone: 704-341-0256
Email: cwquinc@comcast.com

Name: Dino & Penny Papanastasiou
Address: 10445 Misty Ridge Ln
Phone: 704-299-9003
Email: Penny-Pappas@yahoo.com

Name: JSHARTIE
Address: 10404 MISTY RIDGE LN
Phone: 704-543-7776
Email: JSHARTIE@bellsouth.net

Name: Jeff & Diane Stewart
Address: 6614 Marcella Dr
Phone: 704-400-2233
Email: chker1@carolina.rr.com

Name: _____
Address: _____
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SIGN-IN SHEET

Name: Greg NEN
Address: 6815 Barrette Place
Phone: 704 541 5214
Email: Greg Neal Show@gmail.com

Name: Joseph Canale
Address: 10821 Maryfield Ln
Phone: 704.654.6296
Email: josephgcanale@yahoo.com

Name: Craig & Becky Drozd
Address: 6721 Red Maple
Phone: 704.378-4911
Email: b_krysa@yahoo.com

Name: R. Trogdon
Address: 10230 Creek Dale
Phone: (704) 540 0521
Email: _____

Name: Emily Pearce
Address: 10405 Golden Leaf Ct.
Phone: 704-542-1052
Email: emilyspearce@yahoo.com

Name: RAJU PATEL
Address: 11132 MEGWOOD DR.
Phone: 704.542-7627
Email: rajku276@gmail.com

Name: Lisa Von Halle
Address: 10701 Megwood Dr
Phone: 704.544.9223
Email: cvonhalle@carolina.rr.com

Name: LYNDEN GRANT
Address: 11288 Megwood Dr
Phone: 704 293-9990
Email: LYNDEN GRANT2@aol

Name: _____
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6:00 PM

SIGN-IN SHEET

Name: ^{OSMERA} MIKE OSMERA

Address: 10501 DAIRY CT

Phone: _____

Email: MIKE.OSMERA@

Name: ~~_____~~ ^{Gmail.com}

Address: ~~672 TOLSON RD~~

Phone: _____

Email: ~~_____~~ ^{Gmail.com}

Name: ~~_____~~

Address: ~~870 _____~~

Phone: _____

Email: _____

Name: Bonnie Grote

Address: 11208 Maywood Dr.

Phone: _____

Email: _____

Name: CARMEN NEAL

Address: 6815 BARRETTEN.

Phone: 704-996-0337

Email: _____

Name: John Reagan

Address: 10216 Creek Dale Ln

Phone: 704-752-6523

Email: jreagan@carline.com

Name: _____

Address: _____

Phone: _____

Email: _____

Name: BARBARA REAGAN

Address: 10216 CREEK DALE

Phone: 704-752-6523

Email: barbareagan@carline.com

Name: _____

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Exhibit C

Endhaven Lane Site NEIGHBORHOOD MEETING

November 7, 2013

6:00 PM

SIGN-IN SHEET

Name: Judith Zoldowski
Address: 6836 Pin Oak Ct - 28226
Phone: 704-542-6663
Email: judyzol@aol.com

Name: KEN DEFABIO
Address: 2933 RED MAPLE DR
Phone: 704-542-8941
Email: 1

Name: Valerie Phagan
Address: 10406 Orchid Hill Ln.
Phone: 704-541-7276
Email: MPHAGAN@AOL.COM

Name: Donna Verhein
Address: 6309 TRIPP PI
Phone: 704-604-1300
Email: dverhein@hotmail.com

Name: Gregory J. Allen
Address: 6728 Red Maple Dr.
Phone: 704-910-4987
Email: allentrrips@gmail.com

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Exhibit C

Endhaven Lane Site NEIGHBORHOOD MEETING

November 7, 2013

6:00 PM

SIGN-IN SHEET

Name: DAN NELSER
Address: 6700 FOLIETTE LN
Phone: 204-541-8141
Email: _____

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Email: _____

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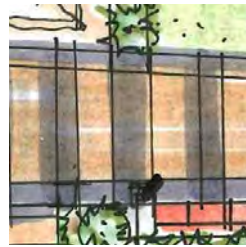
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North Community House Residences



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
DALLAS • NEWPORT BEACH • NEW ORLEANS • ORLANDO • SAN RAMON • SCOTTSDALE •
DUBAI • CHENNAI • MONTEVIDEO • TORONTO

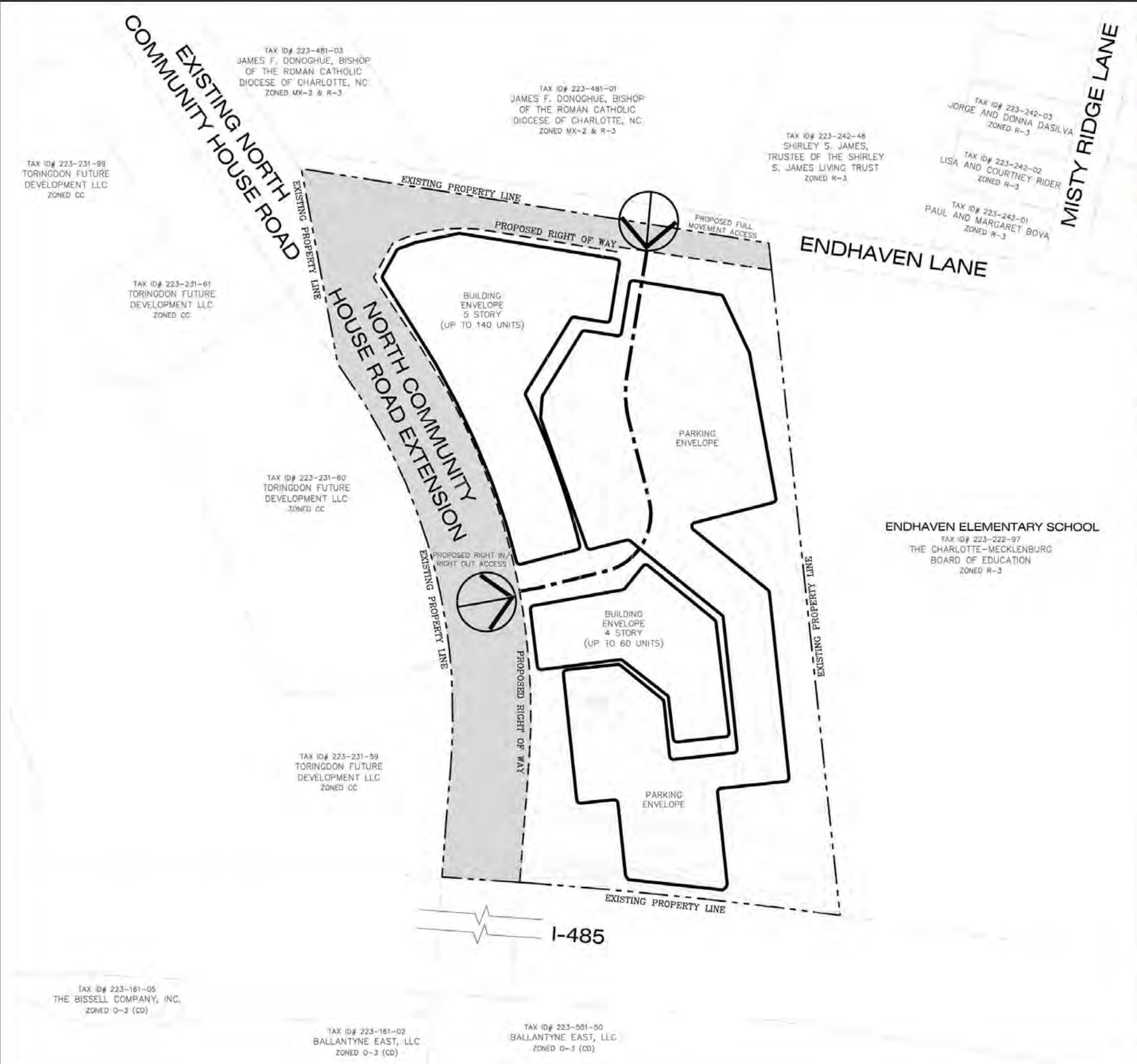
Rezoning Petition 2013-098
December 20, 2013

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North Community House Residences



Vicinity Map
Not to Scale

Site Data:

Parcels:	22322298
Parcel Acreage (Gross):	+/- 10.3 acres
Acreage in ROW:	+/- 2.5 acres
Site Acreage (Net):	+/- 7.8 acres
Zoning:	
Existing:	R-3
Proposed:	UR-3 (CD)
Total Residential Units:	Up to 200 Units (2 Buildings)
Floor Area Ratio Proposed:	.6
Floor Area Ratio Maximum:	up to 2.0
Uses:	
Existing:	Vacant
Proposed:	Multi-Family Residential Apartments

General Notes:
1. Base information obtained from ALTA/ACSM Land Title Survey of Parcel 223-222-98 Endhaven Lane, dated 10-22-13, and as applicable Mecklenburg County GIS Data, which should be verified for accuracy.

Site Legend

- Property Line
- Site Access
- Public Street R.O.W.
- Private Street

Petition 2013-098
RZ-1

ESP
ESP Associates, P.A.
engineering • surveying • planning
P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
P - 704.583.4949 P - 803.802.2410
F - 704.583.4950 F - 803.802.2515
www.espassociates.com

TROTTER BUILDERS
Trotter Builders
1515 Mockingbird Lane, Suite 900
Charlotte, NC 28209

North Community House Residences

Technical Data Sheet

Petition 2013-098
"For Public Hearing"

PROJECT LOCATION		Charlotte, North Carolina	
GRAPHIC SCALE			
			
(IN FEET)			
1 inch = 60 ft.			
PROJECT NO.	BRT19.100		
DRAWING	BRT19.100... Concept Sketch Plan		
DATE	09-20-2013		
DRAWN BY	GW		
CHECKED BY	PT		
AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	12/20/13	GW	staff comments



ESP
ESP Associates, P.A.
 engineering • surveying • planning
 P.O. Box 7030 1475 Lakemont Blvd.
 Charlotte, NC 28241 Fort Mill, SC 29708
 P - 704.583.4949 P - 803.802.2440
 F - 704.583.4950 F - 803.802.2515
 www.espassociates.com

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 ESP Associates, P.A.

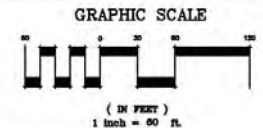
TROTTER BUILDERS
 Trotter Builders
 1515 Mockingbird Lane, Suite 900
 Charlotte, NC 28209

North Community House Residences

Conceptual Site Plan

Petition 2013-098 "For Public Hearing"

PROJECT LOCATION Charlotte, North Carolina



PROJECT NO		BR19.100	
DRAWING		BR19.100_ Concept Sketch Plan	
DATE		09-20-2013	
DRAWN BY		GAW	
CHECKED BY		PT	
AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	12/20/13	GW	staff comments

Note: This graphic is intended only to illustrate a conceptual site plan. The building configuration, parking, access points, plantings, and other site elements are subject to final engineering and will be finalized during permitting of the project. The Planning Director or his/her designee may approve an alternate design that meets the intent of the plan shown.

TROTTER BUILDERS

ESP
 ESP Associates, P.A.



HUMPHREYS & PARTNERS ARCHITECTS, L.P.
 DALLAS • NEWPORT BEACH • NEW ORLEANS • ORLANDO • SAN RAMON • SCOTTSDALE •
 DUBAI • CHENNAI • MONTEVIDEO • TORONTO

Rezoning Petition 2013-098
 December 20, 2013



DEVELOPMENT STANDARDS

General Provisions: These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Trotter Builders/William Trotter Company (the “Petitioner”) to rezone an approximately 10.3 acre site located at the southeastern quadrant of Endhaven Lane and the future extension of North Community House Road (the “Site”).

The purpose of this Petition is to request rezoning of the Site to the UR-3 (CD) Zoning District to accommodate the construction of up to 200 Multi - Family Dwelling Rental Apartment Units. UR-3 Zoning will enable the Petitioner to develop the Site in a manner that will emphasize the Site’s unique features as a property located on the edge of the “Ballantyne Center” as identified in the City of Charlotte’s CCW-Centers, Corridors and Wedges Policy Plan Document, creating a harmonious transition between the project and adjoining school properties to the north and east while providing essential right of way to be dedicated (+/- 2.5 Acres) that will be utilized to facilitate significant traffic infrastructure improvements (by others) connecting the Site to Ballantyne’s work force and employment center through the extension of future North Community House Road from the Endhaven Lane intersection, across Interstate-485 into Ballantyne.

Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-3 Zoning District shall govern all development taking place on the Site, subject to the development standards set out herein.

The development depicted on the Conceptual Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configurations, placement and sizes of individual Site elements may be altered or modified so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet (TDS) are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the UR-3 Zoning District. However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor

and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

1. **Permitted Uses:** The Site may be developed with up to 200 multi-family rental residential apartment dwelling units together with accessory structures as allowed in the UR-3 zoning district.
2. **Transportation:** Vehicular access to the Site will be provided from both Community House Road and Endhaven Lane as generally depicted on the Technical Data Sheet.
 - A. Petitioner shall be allowed to have full movement access from the proposed entrance onto Endhaven Lane as depicted on the Conceptual Site Plan and Technical Data Sheet.
 - B. Petitioner shall be allowed to have right in - right out access from the proposed entrance onto the proposed extension of North Community House Road to be located contiguous along the property’s western frontage, as depicted on the Conceptual Site Plan and Technical Data Sheet.
 - C. Access to parking areas will be as generally depicted on the Conceptual Site Plan and Technical Data Sheet. The placements and configurations of vehicular access points are subject to minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation (“CDOT”), including alterations to accommodate right of way needs and/or construction easements.
 - D. Petitioner agrees to dedicate 100 feet of Right of Way along the site’s (Parcel ID #22322298) western property line for the construction of future extension of North Community House Road.
 - E. Petitioner agrees to dedicate additional right of way along the sites northern property line to allow for the construction of required improvements along the Endhaven Lane frontage. Petitioner agrees to construct a westbound left turn lane with up to 100’ feet of stacking along Endhaven Lane to provide required full-movement vehicular access to the project’s easternmost entrance.

3. Architectural Standards

- A. Attached hereto are Conceptual Schematic Architectural Renderings of the front elevations of the multi-family residential apartment buildings proposed to be constructed on the site. These renderings are intended to depict the general conceptual architectural style, character and elements of these buildings. Modifications to the elevations will be per section 6.207 of the Zoning Ordinance.
- B. **Building Materials:** Architectural Design Guidelines have been provided with this Rezoning Petition in order to define the Project’s architectural character. The exterior elevations of all buildings constructed on the site will be constructed using the Design Guidelines, provided that a mixture of allowable exterior building materials listed below can change among individual buildings. The Design Guidelines provide examples of building design and includes allowable building materials, photographic examples of allowable materials, and a series of

conceptual vignettes. The conceptual vignettes (see page 7) are intended only to illustrate examples of a building facade that meets the criteria set forth in the Architectural Standards and is not a specific or binding building elevation, nor are they a full list of possibilities.

1. Allowable exterior building materials
 - a. Primary-External vertical elevations (exclusive of windows, doors and overhead entry doors) of all buildings shall be constructed with a minimum of 50% of the following materials:
 - i. Brick
 - ii. Natural Stone (or synthetic equivalent)
 - iii. Architecturally-finished Precast Concrete
 - iv. Decorative/ architecturally finished Concrete Masonry Units (CMU)
- b. Secondary-External vertical elevations (Exclusive of windows, doors, and overhead entry doors) of all buildings shall be limited to a maximum of 50% of the following materials:
 - i. Stucco
 - ii. Exterior Insulation & Finish Systems (EIFS)
 - iii. Pre-finished Architectural Metal Panel Systems
 - iv. Tile Cladding Systems (i.e. Porcelain, ceramic, Granite, etc.)
 - v. Cementitious board or siding
2. Prohibited exterior building materials
 - a. Vinyl Siding
 - b. Aluminum Horizontal Siding
 - c. Concrete Masonry Units (CMU) without architecturally or decorative finish, except for retaining walls.



BLDG A - N.COMMUNITY HOUSE ROAD ELEVATION

- C. **Building Base:** A recognizable base shall be provided. A building base shall be maintained through material transitions and building articulation. Building base materials shall include, but are not limited to the following:

1. Ledges, sills, trim or banding
2. Integrally textured, colored, or patterned materials such as stone or brick

Base may be varied in height. A building base is not required at full height fenestrations (i.e. curtain wall system), and key entry elements.

- D. **Massing and development scale:** Facades shall be designed to reduce the mass, scale and uniform monolithic appearance of large unadorned walls, while providing visual interest. Large building facades shall be divided into distinct massing elements utilizing methods including but not limited to facade offsets, pilasters or change in materials. A roof line more than 120 feet in length shall include a change in height. This change in height shall align with the vertical building bays.

1. Setbacks should vary along Community House Road to avoid a solid wall.
2. At least 70% of the ground floor façade along North Community House and Endhaven Lane will be articulated principally through the use of windows, doors, balconies and breezeways/ pedestrian access corridors.
3. No spans of blank, unarticulated wall greater than 20' is permitted along North Community House Road or Endhaven Lane.
4. Building materials should vary from the base floor to upper stories.

- E. **Service Areas Screening:** Building service areas (dumpsters, refuse areas and building loading docks) of all buildings will be screened from view with masonry walls. The walls will be a minimum of 5 feet in height and will be designed to match and complement the building architecture of the adjacent buildings. Architectural features such as, but not limited to, banding, medallions, changes in color or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls. Roof top HVAC and related mechanical equipment will be screened from public view at grade from the nearest public street.



BLDG B - INTERNAL STREET CONCEPT ELEVATION (NORTH ELEVATION)



BLDG B - N.COMMUNITY HOUSE ROAD CONCEPT ELEVATION (WEST ELEVATION)

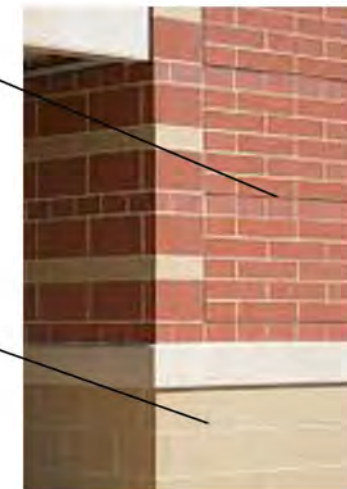
NOTE:

- I. SETBACKS SHOULD VARY ALONG COMMUNITY HOUSE ROAD TO AVOID A SOLID WALL.
- II. AT LEAST 70% OF THE GROUND FLOOR FAÇADE ALONG NORTH COMMUNITY HOUSE AND ENDAHVEN LANE WILL BE ARTICULATED PRINCIPALLY THROUGH THE USE OF WINDOWS, DOORS, BALCONIES AND BREEZEWAYS/ PEDESTRIAN ACCESS CORRIDORS.
- III. NO SPANS OF BLANK, UNARTICULATED WALL GREATER THAN 20' IS PERMITTED ALONG NORTH COMMUNITY HOUSE OR ENDAHVEN LANE.
- IV. BUILDING MATERIALS SHOULD VARY FROM THE BASE FLOOR TO UPPER STORIES.

CORNICE
METAL AWNING
BRICK VENEER
ARCHITECTURAL
METAL RAILING

WINDOW
BAY WINDOW

STUCCO
STONE

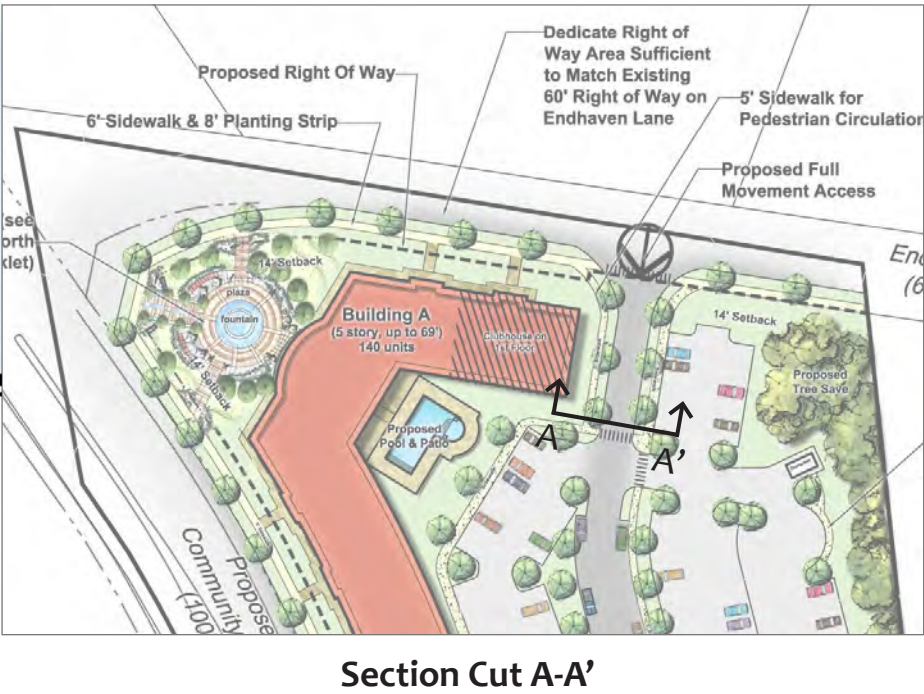
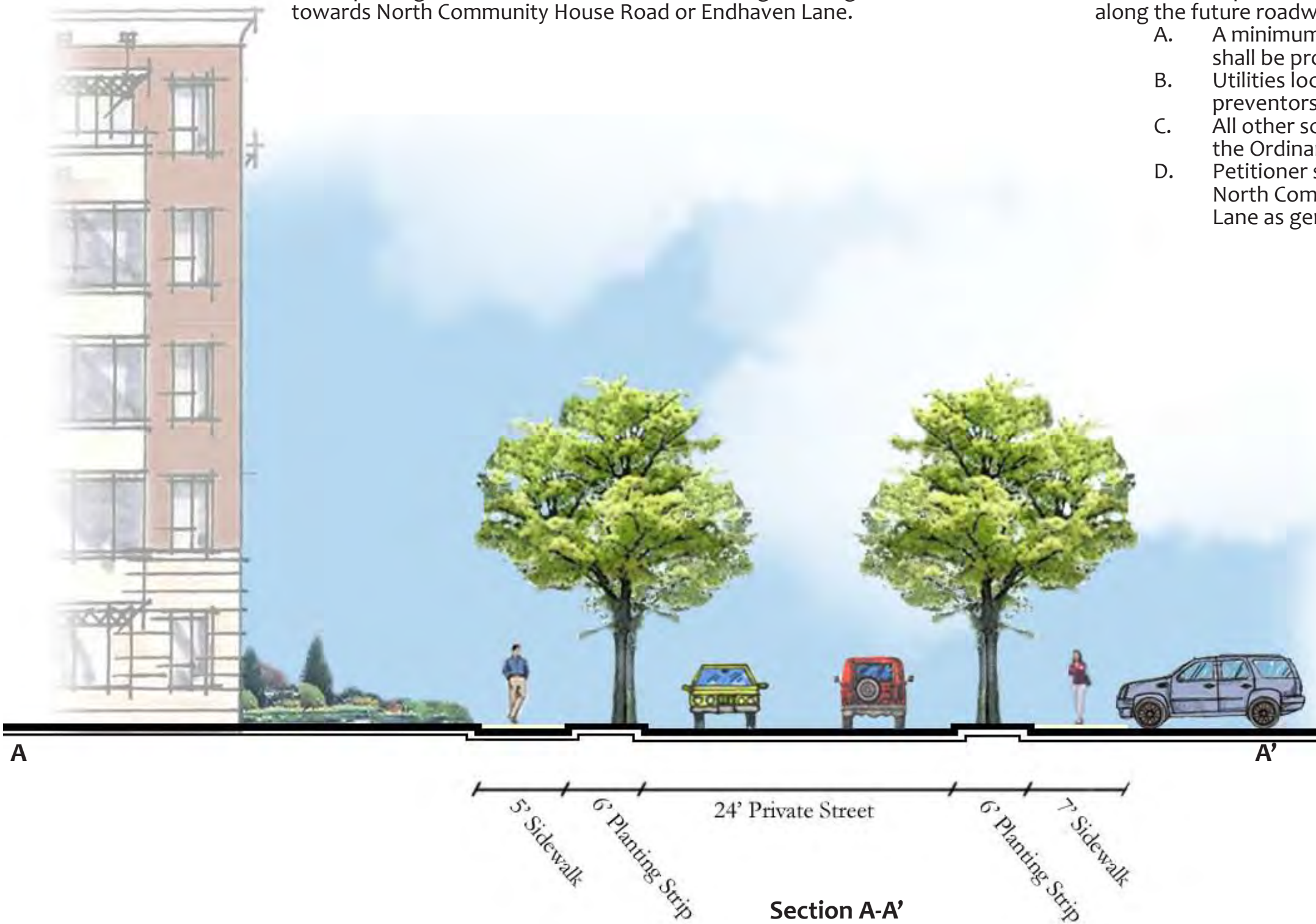


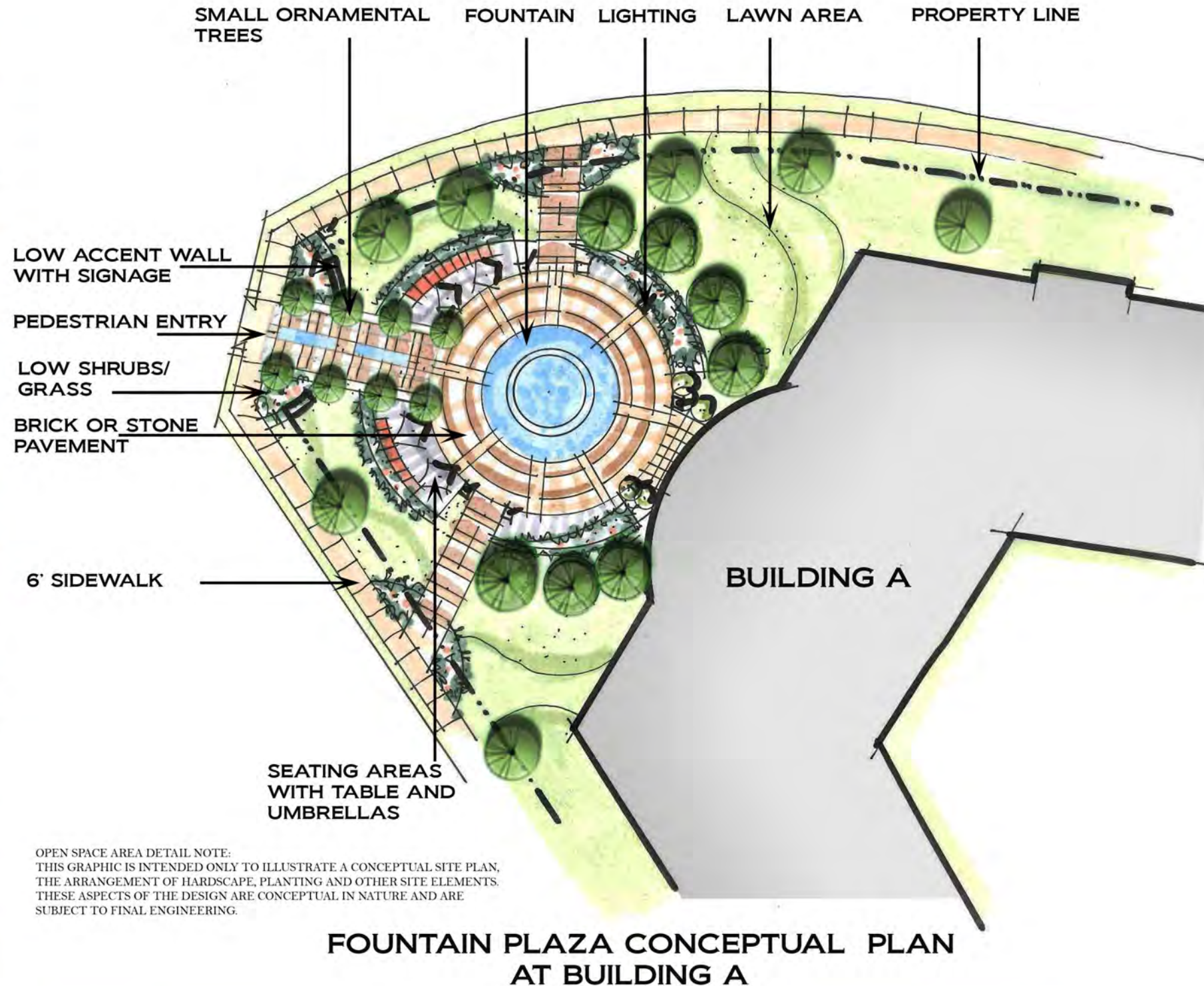
CONCEPTUAL VIGNETTE:
BUILDING FACADE DETAIL

4. **Parking:** The Petitioner proposes to provide a combination of surface parking throughout the site, along with underground parking within Building B. Parking proposed underneath Building B will not be visible from North Community House Road. Applicant may incorporate up to 12 one-car garages with individual garage doors on the ground level of Building A. Access may only be from the internal parking area on the eastern side of Building A. Garages will not be oriented towards North Community House Road or Endhaven Lane.

5. **Streetscape and Landscaping:** Internal areas of the Site will be landscaped in accordance with requirements of the Ordinance. A six (6) foot wide public sidewalk, large maturing street trees (or small maturing trees 30’ O.C. where utility wires exist) and an eight (8) foot wide planting strip area will be installed along North Community House Road/Endhaven Lane frontages. The Petitioner will connect internal “private” sidewalks within the Site to the public sidewalk system along the future roadways in order to provide a pedestrian-friendly development.

- A. A minimum of five (5) foot wide sidewalk access, internal to the Site, shall be provided to each multi-family residential apartment building.
- B. Utilities located within the Site, such as meter boxes and back flow preventors, will be screened from view from the public street.
- C. All other screening and landscaping shall conform to the standards of the Ordinance.
- D. Petitioner shall provide pedestrian connections to the east side of North Community House Road and the southern edge of Endhaven Lane as generally depicted on the Conceptual Site Plan.



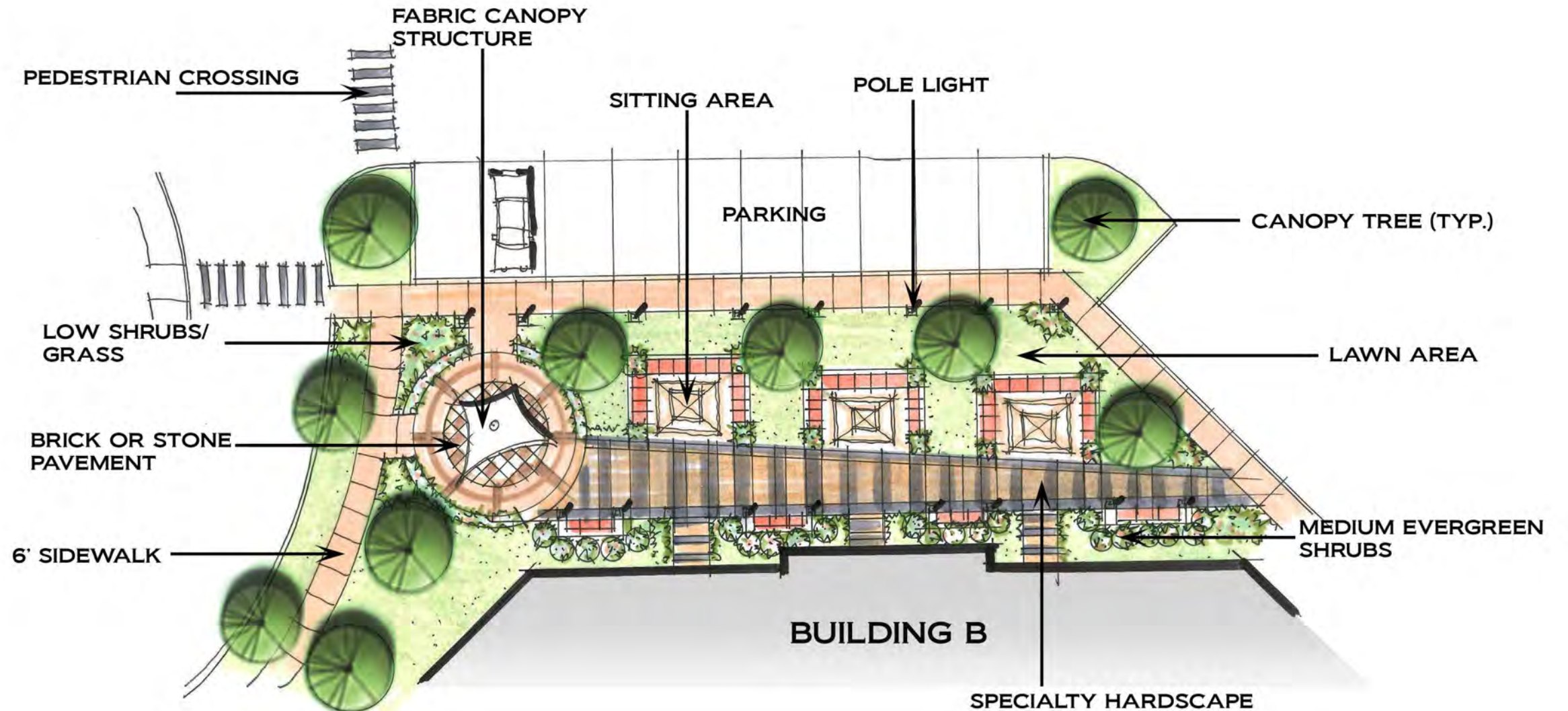
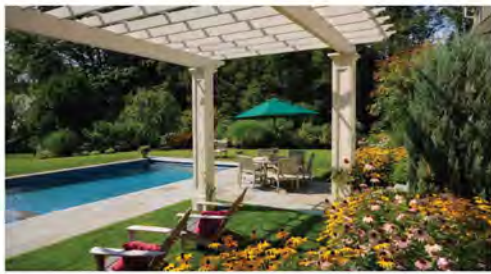


Amenities: Fountain Plaza Plan Detail

6. **Amenities:**
- A. Amenities shall include a swimming pool, an indoor Clubhouse facility (integrated into the first floor of the building), outdoor seating areas and landscaping. An outdoor Amenity Pool area shall be provided in the location generally shown on the Conceptual Site Plan. The Petitioner reserves the right to locate the indoor Clubhouse facility and Amenity Pool area in proximity of Building A or Building B.
- B. **Open Space Areas:** Open Space areas have been provided as part of the project. These areas include conceptual hardscape components that have been labeled and annotated within plan details as follows:

Building A - an outdoor plaza at the corner of North Community House Road and Endhaven Lane to showcase the main building and create a sense of arrival for the project. This outdoor urban open space area includes a large decorative fountain with pedestrian scale site lighting, seating areas with possible umbrellas (seasonal), a low accent wall with potential signage, decorative walks with brick or stone pavement treatment, specialty hardscape components, various shrubs and canopy shade trees that transition into a lawn area along each project frontage.

Building B - an outdoor patio area with seating and other pedestrian related gathering areas with landscaping, shade trees, decorative walks with brick or stone pavement treatment, specialty hardscape components, a fabric canopy structure, and related lawn areas to promote and accommodate outdoor gatherings associated with the apartment community activities.



OPEN SPACE AREA DETAIL NOTE:
THIS GRAPHIC IS INTENDED ONLY TO ILLUSTRATE A CONCEPTUAL SITE PLAN,
THE ARRANGEMENT OF HARDSCAPE, PLANTING AND OTHER SITE ELEMENTS.
THESE ASPECTS OF THE DESIGN ARE CONCEPTUAL IN NATURE AND ARE
SUBJECT TO FINAL ENGINEERING.

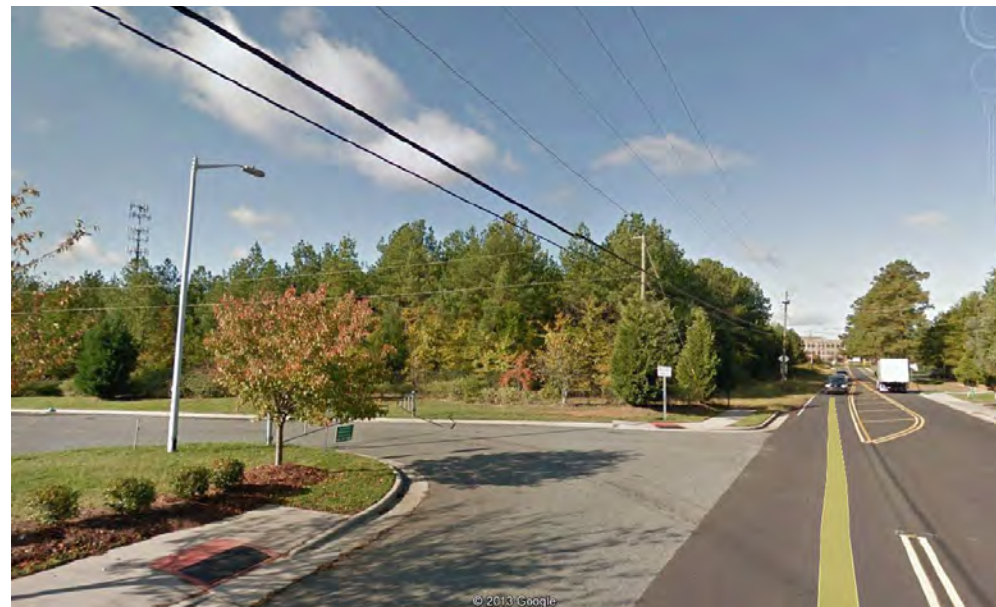
PATIO AT BUILDING B CONCEPTUAL PLAN

Amenities: Patio Plan Detail

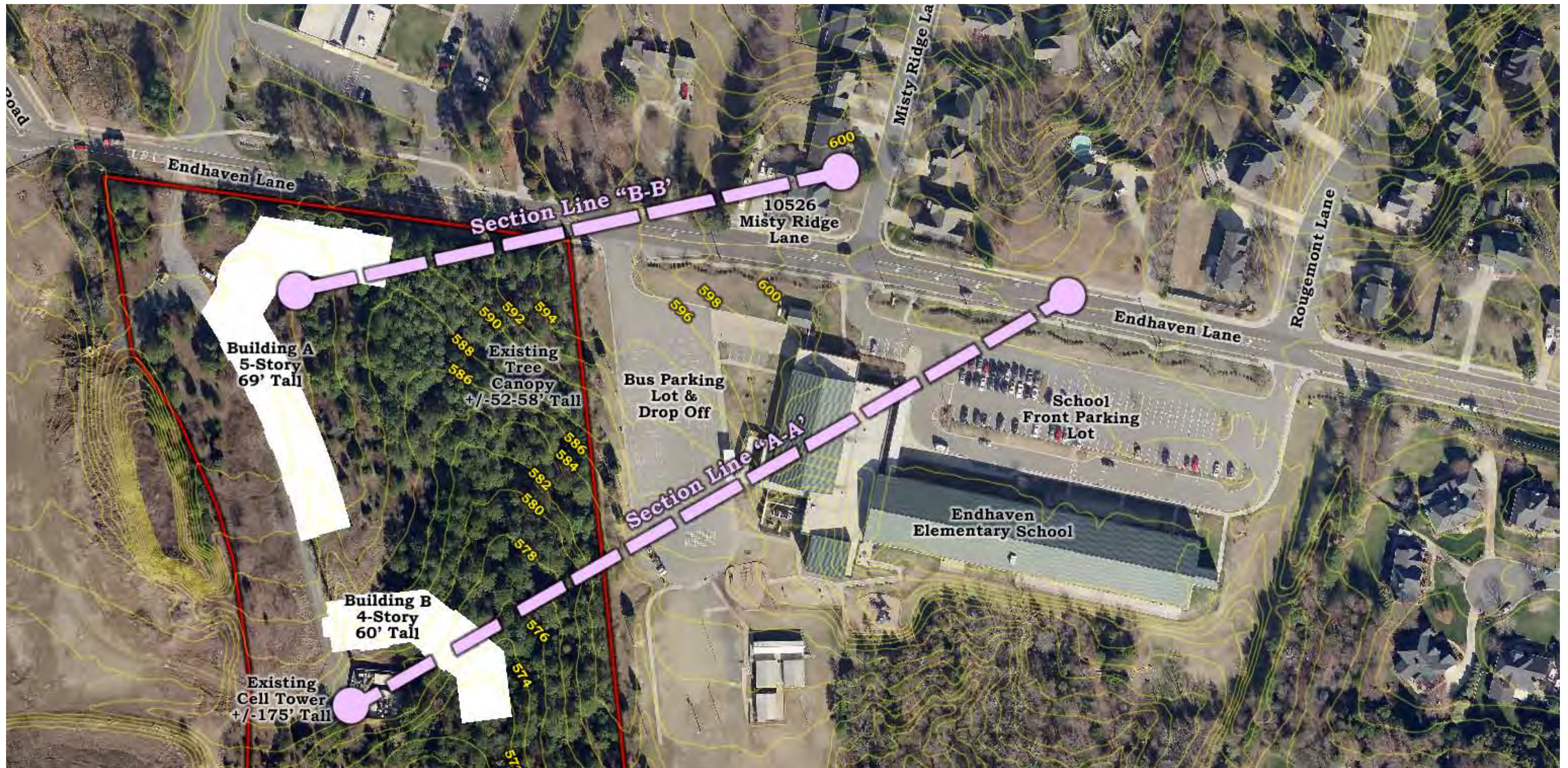
7. **Environmental Features:**
 - A. The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. The location, size, and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as part of the full 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.
 - B. Stormwater facilities shown on the Conceptual Site Plan/Rezoning Plan are proposed to be underground, covered by Parking Area.
 - C. Wetlands delineation, as applicable to the property will be provided upon submission of construction drawings for development on the Site.
8. **Signage:** Signage shall comply with the requirements of the Ordinance.
9. **Lighting:**
 - A. The maximum height of any detached lighting fixtures erected on the Site shall not exceed twenty (20) feet in height.
 - B. All freestanding lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed. However, low-level decorative lighting may be installed along driveways and parking areas.
 - C. Any attached lighting will be full cutoff fixture, fully shielded, downwardly directed.
10. **Cell Tower:** Applicant proposes to relocate the existing cell tower from its current location to an area in proximity shown on the Conceptual Site Plan. The final revised location shall comply with all requirements of Chapter 12 of the Zoning Ordinance. Cell Tower shall be screened with evergreen trees planted 4'-6' in height at a minimum of 12' on center.

11. **Tree Save:** Tree Save areas shall comply with the requirements of the Ordinance.
12. **Amendments to Rezoning Plan:** Future amendments to the Technical Data Sheet, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
13. **Vested Rights:** Pursuant to GS 160A-385.1, North Carolina General Statutes and Section 1.110 of the Ordinance, the Petitioner requests 5 year vested rights as a result of the proposed development and market conditions.

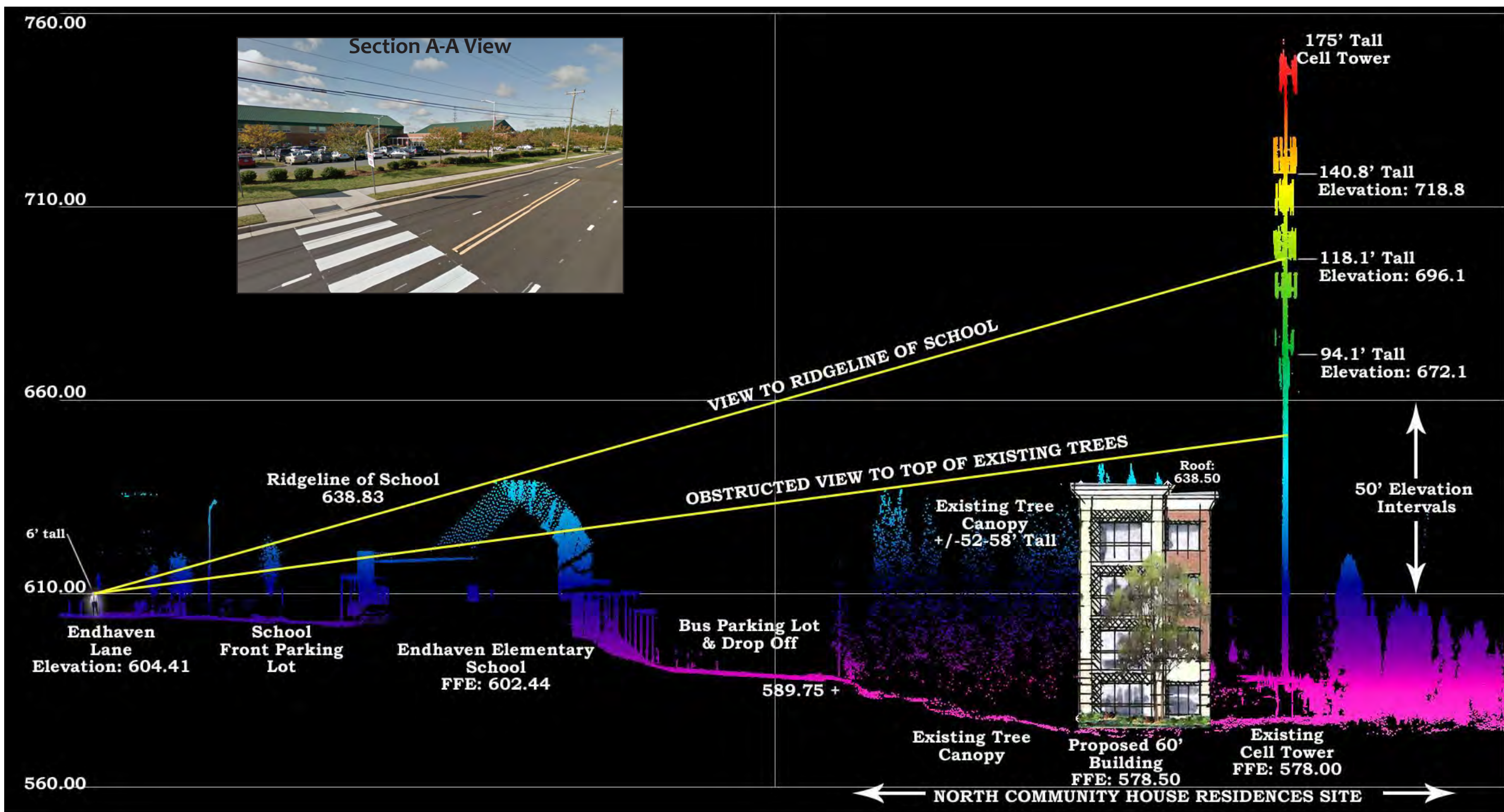
14. **Binding Effect of the Rezoning Documents and Definitions:**
 - A. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - B. Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners 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.



Existing Tree Buffer to be saved

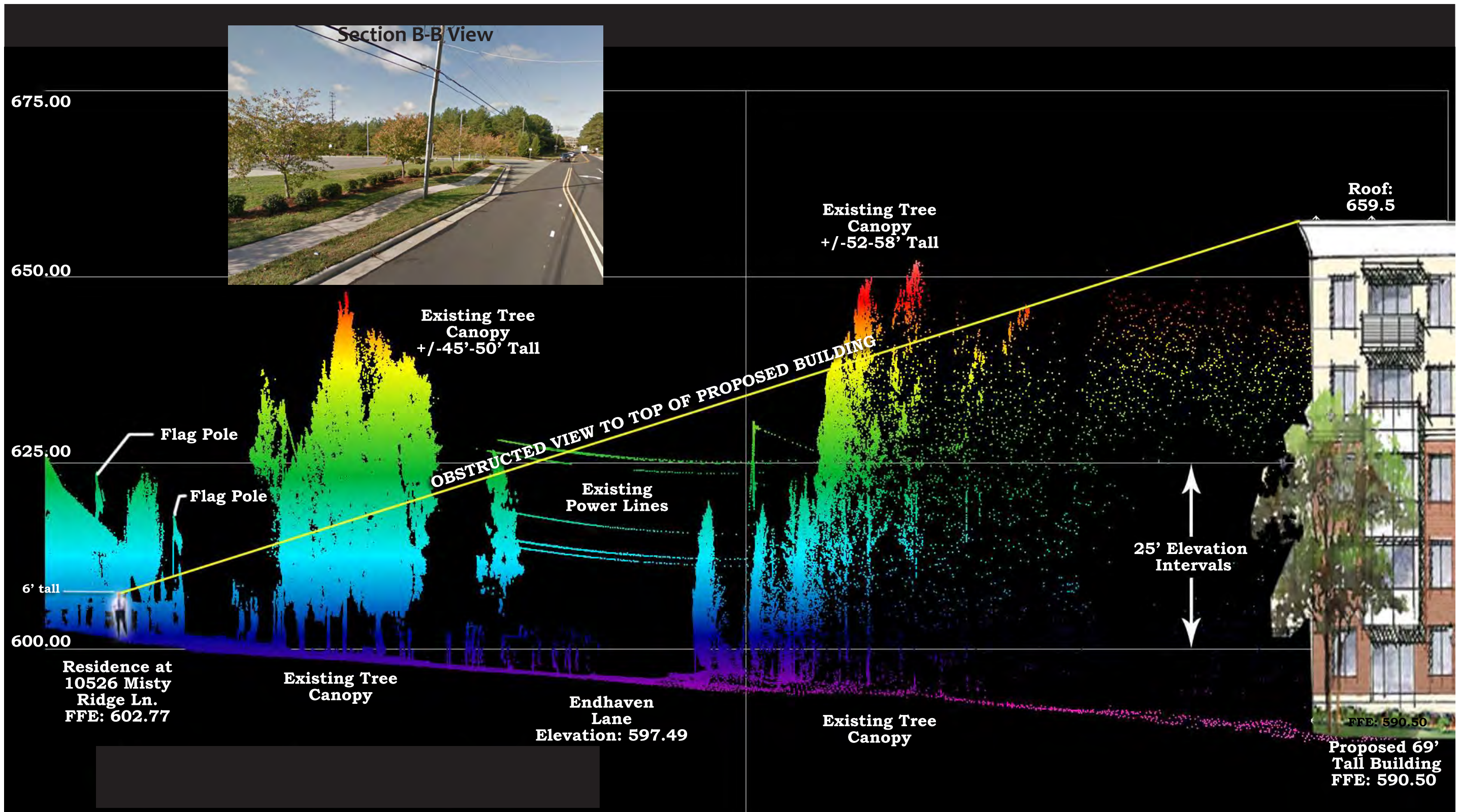


Viewshed Analysis: Surrounding Area Aerial



Section "A-A"
 Note: 50' Elevation Interval

FINISH FLOOR ELEVATIONS SHOWN IN THESE VIEWSHED EXAMPLES ARE BASED ON EXISTING TERRAIN CONDITIONS AND MECKLENBURG COUNTY GIS/LIDAR DATA. THESE ARE SUBJECT TO MODIFICATION AS THE PROJECT PROGRESSES THROUGH THE FINAL DETAILED DESIGN AND CONSTRUCTION DOCUMENT PREPARATION PHASE WITH THE CITY OF CHARLOTTE AND THE ARCHITECT.



Section "B-B"

Note: 25' Elevation Interval

FINISH FLOOR ELEVATIONS SHOWN IN THESE VIEWSHED EXAMPLES ARE BASED ON EXISTING TERRAIN CONDITIONS AND MECKLENBURG COUNTY GIS/LIDAR DATA. THESE ARE SUBJECT TO MODIFICATION AS THE PROJECT PROGRESSES THROUGH THE FINAL DETAILED DESIGN AND CONSTRUCTION DOCUMENT PREPARATION PHASE WITH THE CITY OF CHARLOTTE AND THE ARCHITECT.