

### CHILDRESS KLEIN REZONING PETITION NO. 2015-058 - (SHARON UNITED METHODIST MIXED USE **DEVELOPMENT)**

SITE DEVELOPMENT DATA: --ACREAGE: ± 7.10 ACRES

--**TAX PARCEL #:** 183-177-02

--EXISTING ZONING: R-3 AND B-1SCD

--PROPOSED ZONING: MUDD-O WITH FIVE (5) YEAR VESTED RIGHTS. --EXISTING USES: RELIGIOUS INSTITUTION (CHURCH)

--PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3). --MAXIMUM DEVELOPMENT LEVELS: IN ACCORDANCE WITH THE TRANSFER/CONVERSION

RIGHTS AND THE OTHER PROVISIONS OF SECTION 3 BELOW: (I) UP TO-170,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, RETAIL, RESTAURANT (EDEES) PERSONAL SERVICES AND OTHER COMMERCIAL USES: (II) HOTEL USES FOR UP TO 175 ROOMS; (III) UP TO 450 RESIDENTIAL DWELLING UNITS OF ALL TYPES; (IV) INDOOR RECREATION USES OF UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA: AND (V) RELIGIOUS INSTITUTION USES; ALL TOGETHER WITH ACCESSORY USES PERMITTED IN THE MUDD-O ZONING CLASSIFICATION AND AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 3.

--MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 120 FEET. HEIGHT TO BE MEASURED AS DESCRIBED IN THE ORDINANCE...

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

### GENERAL PROVISIONS:

a. SITE LOCATION. THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ-1, RZ-2, RZ-3, RZ-4 AND RZ-6) FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CHILDRESS KLEIN ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF MIXED USE COMMERCIAL AND RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 7.10 ACRE SITE LOCATED AT THE INTERSECTION OF SHARON ROAD AND MORRISON BOULEVARD (THE "SITE").

b. ZONING DISTRICTS/ORDINANCE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.

c. Graphics and Alterations/Modifications. The Schematic Depictions of the USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS (AS DEFINED BELOW) AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE FLEMENTS") 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 DOCUMENTATION 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, SUCH AS MINOR MODIFICATIONS TO THE CONFIGURATIONS OF THE DEVELOPMENT AREAS (AS DEFINED BELOW), STREET DIMENSIONS AND THE LIKE AS LONG AS THE MODIFICATIONS MAINTAIN THE GENERAL BUILDING/PARKING ORIENTATION AND CHARACTER OF THE DEVELOPMENT GENERALLY DEPICTED ON THE
- (ii) MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN A RESIDENTIAL DISTRICT OR ABUTTING RESIDENTIAL USE BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, REAR/SIDE YARDS OR BUFFER AREAS, IF APPLICABLE) INDICATED ON SHEET RZ-1; OR
- (iii) MODIFICATIONS TO ALLOW MINOR INCREASES IN THE MASS OF THE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT DEPICTED ON OR DESCRIBED IN THE
- (iv) IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5 REGARDING THE BUILDING LOCATION AND STREETSCAPE ELEMENTS ALONG MORRISON BOULEVARD AND TO A LESSER EXTENT SHARON ROAD RESULTING FROM POSSIBLE USE OF THE "REVERSION AREA" AS DESCRIBED IN SECTION 5 BELOW.

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

d. <u>Number of Buildings Principal</u> <u>and Accessory</u>. Notwithstanding the NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 8. ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.

e. PLANNED/UNIFIED DEVELOPMENT. THE SITE TOGETHER WITH THAT CERTAIN SITE LOCATED ADJACENT TO THE SITE AND DESIGNATED AS TAX PARCEL NOS. 183-131-08 AND 10 (THE "ADJACENT COLTSGATE SITE") SHALL BE VIEWED IN THE AGGREGATE AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN AND THOSE DEPICTED ON THE APPLICABLE CONDITIONAL REZONING PLAN FOR THE ADJACENT COLTSGATE SITE. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, FAR REQUIREMENTS, AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE FLEMENTS LOCATED ON THE SITE AND THE ADJACENT COLTSGATE SITE. THE PETITIONER AND/OR OWNER(S) OF THE SITE AND THE ADJACENT COLTSGATE SITE RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OR ALL OF THE SITE AND THE ADJACENT COLTSGATE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE AND THE ADJACENT COLTSGATE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS. PUBLIC/PRIVATE STREET FRONTAGE REQUIREMENTS AND FAR REQUIREMENTS, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE AND OF THE ADJACENT COLTSGATE SITE SHALL BE ADHERED TO AND ALL FAR REQUIREMENTS WILL BE REGULATED BY ANY DEVELOPMENT LIMITATIONS SET FORTH IN SECTION 2 BELOW AS TO THE SITE AND IN THE APPLICABLE CONDITIONAL REZONING PLAN AS TO THE ADJACENT COLTSGATE SITE, TAKEN AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN.

FIVE YEAR VESTED RIGHTS. PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE AND N.C.G.S. SECTION 160A-385.1. DUE TO THE MASTER PLANNED LARGE SCALE NATURE OF THE DEVELOPMENT AND/OR REDEVELOPMENT. THE LEVEL OF INVESTMENT, THE TIMING OF DEVELOPMENT AND/OR REDEVELOPMENT AND CERTAIN INFRASTRUCTURE IMPROVEMENTS. ECONOMIC CYCLES AND MARKET CONDITIONS. THIS PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICTS ASSOCIATED WITH THE PETITION FOR A FIVE (5) YEAR PERIOD, BUT SUCH PROVISIONS SHALL NOT BE DEEMED A LIMITATION ON ANY OTHER VESTED RIGHTS WHETHER AT COMMON LAW OR OTHERWISE.

GROSS FLOOR AREA CLARIFICATION. WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED RAPKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH (FACILITIES), INCLOSED LEADING DECKSERVICE AREAS, AND OUTDOOR DINING AND CATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL (SEE ALSO SECTION 2.P. BELOW).

h. PERSONAL SERVICES. PERSONAL SERVICE USES WILL BE DEFINED AS USES THAT PRIMARILY PROVIDE OR SELL A SERVICE TO CUSTOMERS VERSUS THE SELLING OF GOODS A PERSONAL SERVICE USE MAY ALSO SELL PRODUCTS OR MERCHANDISED BUT THE SALE OF PRODUCTS AND MERCHANDISE IS TYPICALLY ANCILLARY. EXAMPLES OF PERSONAL SERVICE USES INCLUDE BUT ARE NOT LIMITED TO: BEAUTY SALONS AND BARBER SHOPS SPA'S, YOGA AND EXERCISE STUDIOS, FITNESS AND WELLNESS FACILITIES, NAIL SALONS, MARTIAL ART TRAINING STUDIOS, LAUNDRIES AND DRY CLEANING ESTABLISHMENTS, LOCKSMITHS, FUNERAL HOMES AND THE LIKE).

# 2. OPTIONAL PROVISIONS

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

a. INTERIM SURFACE PARKING. TO ALLOW DURING THE STAGING AND PHASING OF DEVELOPMENT ON THE SITE, SURFACE PARKING IN LIEU OF PARKING DECKS ON PORTIONS OF THE SITE ON AN INTERIM BASIS MAY BE ALLOWED PROVIDED THAT SUCH SURFACE PARKING AREAS WILL MEET ALL REQUIRED MINIMUM SETBACKS, STREETSCAPE AND SCREENING REQUIREMENTS.

b. <u>Detached</u> <u>Signs</u> <u>on</u> <u>Sharon</u> & <u>Morrison</u>. In addition to other signs PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW ALONG SHARON ROAD AND MORRISON BOULEVARD DETACHED. GROUND MOUNTED SIGNS UP TO 15 FEET IN HEIGHT AND CONTAINING UP TO 150 SQUARE FEET OF SIGN AREA. THE NUMBER AND LOCATIONS OF THESE SIGNS WILL BE LIMITED AS FOLLOWS: (I) ONE (1) ON SHARON ROAD; AND (II) ONE (1) ON MORRISON BOULEVARD. THESE SIGNS MAY BE USED TO IDENTIFY ANY OF THE USES LOCATED ON THE SITE AND/OR LOCATED ON THE ADJACENT COLTSGATE SITE. IN ADDITION TO THE FOREGOING AND OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN. TO ALLOW ONE (1) ADDITIONAL DETACHED, GROUND MOUNTED SIGN ALONG SHARON ROAD AND ONE (1) SUCH SIGN ALONG MORRISON BOULEVARD; THESE ADDITIONAL DETACHED SIGNS MAY BE UP TO FIVE (5) FEET HIGH AND CONTAIN UP TO 36 SQUARE FEET OF SIGN AREA.

WALL SIGNS ON SHARON & MORRISON. IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW WALL SIGNS TO HAVE UP TO 200 SQUARE FEET OF SIGN SURFACE AREA PER WALL OR 10% OF THE WALL AREA TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS. THE SIGN AREA OF THESE ALLOWED WALL SIGNS MAY BE INCREASED BY 10% IF INDIVIDUAL LETTERS ARE USED. IN ADDITION TO THE FOREGOING AND TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW ADDITIONAL WALL SIGNS ALONG SHARON ROAD AND MORRISON BOULEVARD WITH UP TO AN ADDITIONAL 300 SQUARE FEET (BEYOND THE 200 SF AS ALLOWED BY ORDINANCE) OF SIGN AREA PER BUILDING ELEVATION OR STREET FRONTAGE; THE ADDITIONAL SIGNAGE AREA FOR THESE SIGNS MAY BE LOCATED ON MULTIPLE SIGNS SUBJECT TO THE STATED SIZE LIMITATION OF 300 CUMULATIVE SQUARE FEET OF SIGN AREA PER BUILDING ELEVATION OR STREET FRONTAGE.

d. SIGNS ON INTERIOR STREETS GENERALLY. IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW DETACHED, GROUND MOUNTED SIGNS. TENANT IDENTIFICATION WALL SIGNS LOCATED ALONG THE INTERIOR STREETS ON THE SITE IN EXCESS OF THE SIGNAGE REGULATIONS PROVIDED FOR IN THE MUDD ZONING CLASSIFICATION.

DIGITAL SIGNS ON SHARON & MORRISON. TO ALLOW PERMITTED WALL AND DETACHED SIGNS ALONG SHARON ROAD AND MORRISON BOULEVARD TO BE DIGITAL SIGNS OR HAVE PORTIONS OF THE SIGNS INCLUDE DIGITAL COMPONENTS: PROVIDED, HOWEVER, THE DIGITAL PORTION OF THE DETACHED, GROUND MOUNTED SIGNS SHALL BE LIMITED. IN THE AGGREGATE OF ALL SUCH SIGNS, TO 200 SQUARE FEET OF SIGN AREA. THE DIGITAL WALL SIGNS ALONG THE BUILDING WALLS OF SHARON ROAD AND MORRISON BOULEVARD WILL BE LIMITED TO A MAXIMUM CUMULATIVE SIGN FACE AREA OF 300 SQUARE FEET OF SIGN AREA AND DIGITAL PORTIONS OF THE INDIVIDUAL SIGNS CANNOT EXCEED THE SIZE LIMITATIONS DESCRIBED ABOVE IN 2.C.

DIGITAL SIGNS ON INTERIOR STREETS. TO ALLOW PERMITTED SIGNS ALONG THE INTERIOR STREETS ON THE SITE TO BE DIGITAL SIGNS OR HAVE PORTIONS OF THE SIGNS INCLUDE DIGITAL COMPONENTS. PROVIDED. HOWEVER. THE DIGITAL SIGNS ALONG THE INTERIOR STREETS ON THE SITE THAT ARE DETACHED, GROUND MOUNTED SIGNS SHALL BE LIMITED, IN THE AGGREGATE, TO 200 SQUARE FEET OF SIGN AREA. THE DIGITAL WALL SIGNS ALONG THE BUILDING WALLS ON THE INTERIOR OF THE SITE WILL BE LIMITED TO A MAXIMUM CUMULATIVE SIGN FACE AREA OF 300 SQUARE FEET OF SIGN AREA.

PROJECTING SIGNS. IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, PROJECTING AND BLADE SIGNAGE SHALL BE PERMITTED: (I) TO ENCROACH UP TO EIGHT (8) FEET INTO THE SETBACKS FOR MORRISON BOULEVARD AND SHARON ROAD, AND THE INTERNAL STREETS ON THE SITE (AN INCREASE NF FOUR (4) FEET ABOVE THE ORDINANCE REQUIREMENTS); AND (11) FOUR QJECT UP TO OF FOUR (4) FEET FROM A BUILDING WALL (AN INCREASE OF SIX (6) FEET ABOVE THE

ORDINANCE REQUIREMENTS). SPECIAL EVENT SIGNS & BANNERS. IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN. TO ALLOW SPECIAL EVENT SIGNS AND BANNERS ALONG SHARON ROAD AND MORRISON BOULEVARD AS WELL AS EACH OF THE INTERIOR STREETS ON THE SITE. SUCH BANNERS WILL BE ATTRACTIVE WELL-DESIGNED PROFESSIONALLY FABRICATED BANNERS MADE OF FABRIC OR PLASTIC OF ANY TYPE; PAPER BANNERS WILL NOT BE ALLOWED; AND NO MORE THAN SIX (6) BANNERS WILL BE ALLOWED AT A TIME ON THE SITE (AN INCREASE OF FIVE (5) BANNERS ABOVE THE ORDINANCE REQUIREMENTS).

TEMPORARY PLANNED DEVELOPMENT SIGNS. IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW TEMPORARY PLANNED DEVELOPMENT SIGNS AND/OR BANNERS ALONG SHARON ROAD AND MORRISON BOULEVARD WITH UP TO 100 SQUARE FRENCE AREA AND WITH A MAXIMUM HEIGHT OF SEVEN (7) FEET. A TOTAL OF FOUR (4) PRIMARY TEMPORARY PLANNED DEVELOPMENT SIGNS AND/OR BANNERS MAY BE TRECTED ON THE SITE GENERALLY LOCATED ALONG THE SITE'S FRONTAGE ON SHARON ROAD AND MORRISON BOULEVARD (AN INCREASE OF THREE (3) FEET )BOVE THE ORDINANCE REQUIREMENTS).

MASTER SIGNAGE PACKAGE. TO ALLOW PETITIONER TO SUBMIT FOR APPROVAL ON AN ADMINISTRATIVE BASIS BY THE PLANNING DIRECTOR A MASTER SIGNAGE PACKAGE FOR THE SITE AND/OR THE ADJACENT COLTSGATE SITE THAT MAY PROVIDE FOR MODIFICATIONS TO THE SIGNAGE PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THIS REZONING PLAN PROVIDED THAT ANY SUCH MODIFICATIONS BY THE PLANNING DIRECTOR AS PART OF SUCH A MASTER SIGNAGE PACKAGE SHALL BE GENERALLY IN KEEPING WITH THE OVERALL REQUIREMENTS AND PROVISIONS OF THIS SECTION 2 AND THE REZONING

NOTE: THE OPTIONAL PROVISIONS REGARDING SIGNS ARE ADDITIONS/MODIFICATIONS TO THE STANDARDS FOR SIGNS IN THE MUDD DISTRICT AND ARE TO BE USED WITH THE REMAINDER OF MUDD STANDARDS FOR SIGNS NOT MODIFIED BY THESE OPTIONAL

RECESSED DOORS. NOT TO REQUIRE DOORWAYS TO BE RECESSED INTO THE FACE OF BUILDINGS WHEN THE ABUTTING SIDEWALK WIDTH IS GREATER THAN 12 FEET OR WHEN STREET TREES ARE LOCATED IN TREE GRATES IN AN AMENITY ZONE.

I. BIKE PARKING. TO ALLOW REQUIRED LONG TERM BIKE PARKING SPACES FOR THE USES LOCATED ON THE SITE TO BE LOCATED WITHIN THE PARKING DECKS CONSTRUCTED ON THE SITE.

m. <u>Location</u> <u>of</u> <u>certain</u> <u>accessory</u> <u>use</u>s. To allow accessory uses ASSOCIATED WITH THE PERMITTED RELIGIOUS INSTITUTION USES TO BE LOCATED IN A BUILDING AND ON A PARCEL OTHER THAN THE BUILDING OR PARCEL UPON WHICH THE PRINCIPAL USES ARE LOCATED.

PARKING ON ONE SIDE OF STREET. TO ALLOW PARKING TO BE LOCATED ONLY ON ONE SIDE OF THE PRIVATE STREETS LOCATED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN

o. PRIVATE STREET CROSS-SECTION. TO ALLOW THE PRIVATE STREETS CONSTRUCTED ON THE SITE TO BE CONSTRUCTED AS PER THE CROSS-SECTION(S) SHOWN ON THE REZONING PLAN.

GROSS FLOOR AREA. TO ALLOW THE DEFINITION OF "GROSS FLOOR AREA" OR "GSA" SET FORTH BELOW TO BE USED AND APPLIED IN THE MANNER DESCRIBED BELOW.

q. CELL TOWER. TO ALLOW THE EXISTING CELL TOWER LOCATED ON THE SITE TO REMAIN IN ITS CURRENT LOCATION, OR TO BE RELOCATED TO ANOTHER LOCATION ON THE SITE, ON THE ADJACENT COLTSGATE SITE OR ON THE ROOF OF THE BUILDINGS; PROVIDED THAT THE HEIGHT OF THE EXISTING AND RELOCATED CELL TOWER SHALL NOT EXCEED THE HEIGHT OF THE EXISTING CELL TOWER AS MEASURED FROM NEARBY GRADE. IF THE CELL TOWER IS SO RELOCATED, THE ADJACENT BUILDING CENERALLY DEPICTED ON THE REZONING PLAN MAY BE LOCATED CLOSER TO THE EASTERN BOUNDARY LINE (BUT WITHIN THE EXTERNAL BUILDING LINE (IN THIS CASE THE EXTERNAL SETBACKS, REARSIDE YARDS OR DUFFER AREAS, IF APRILICABLE) AND/OR A DRIVE-WAY/PRIVATE STREET MAY BE

LOCATED ON THE AREA OVER WHICH THE EXISTING CELL TOWER IS LOCATED. REVERSION AREA. TO THE EXTENT REQUIRED TO PRESERVE THE RIGHTS SO NOTED, AN OPTIONAL PROVISION SHALL APPLY IN CONNECTION WITH THE RIGHTS OF THE PETITIONER TO USE THE REVERSION AREA AS MORE PARTICULARLY DESCRIBED IN SECTION 5 BELOW AND OTHERWISE IN THIS REZONING PLAN.

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

"DEVELOPMENT AREAS"). b. IN ADDITION TO OTHER DEVELOPMENT PERMITTED ON THE SITE AS DESCRIBED IN THIS SECTION 3 AND IN ACCORDANCE WITH THE RESTRICTIONS. LIMITATIONS. AND TRANSFER/CONVERSION RIGHTS LISTED BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED

PERMITTED USES, DEVELOPMENT AREA LIMITATIONS, TRANSFER & CONVERSION

ON THE SITE MAY BE DEVELOPED: (I) WITH UP TO 170,000 SQUARE FEET OF GROSS FLOOR AREA OF USES SUCH AS RETAIL, RESTAURANTS (EATING, DRINKING AND ENTERTAINMENT)

(ESTABLISHMENTS - EDEE), PERSONAL SERVICES AND OFFICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS; (II) A HOTEL WITH UP TO 175 ROOMS; (III) UP TO 450 RESIDENTIAL DWELLING UNITS: (IV) INDOOR RECREATION USES OF UP TO 20.000 SQUARE FEET OF GROSS FLOOR AREA; AND (V) RELIGIOUS INSTITUTION USES OF UP TO 750 SEATS; TOGETHER WITH ALL ACCESSORY USES AND USES UNDER PRESCRIBED CONDITIONS AS ALLOWED IN THE MUDD-O ZONING DISTRICT (INCLUDING, WITHOUT LIMITATION, CELL TOWERS).

c. SUBJECT TO AND IN ACCORDANCE WITH THE TRANSFER/CONVERSION RIGHTS SET FORTH BELOW, THE TOTAL SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO OFFICE USES AND OTHER COMMERCIAL USES SUCH AS RETAIL. RESTAURANT AND PERSONAL SERVICES USES SHALL BE INTERCHANGEABLE PROVIDED THAT:

(I) THE TOTAL SQUARE FEET OF GROSS FLOOR AREA OF ALL OFFICE USES (NOT INCLUDING SUCH USES THAT ARE ACCESSORY USES) DOES NOT EXCEED 20,000 SQUARE FEET OF GROSS FLOOR AREA; (II) THE TOTAL SQUARE FEET OF GROSS FLOOR AREA FOR NON-OFFICE COMMERCIAL

USES SUCH AS RETAIL, RESTAURANT (EDEE) AND PERSONAL SERVICES USES SHALL NOT EXCEED 150,000 SQUARE FEET OF GROSS FLOOR AREA; AND (III) OFFICE USES MAY EXCEED THE LIMITATIONS DESCRIBED IN ITEM (I) ABOVE AND NON-OFFICE COMMERCIAL USES MAY EXCEED THE LIMITATIONS DESCRIBED IN ITEM (II)

ABOVE UP TO AN AMOUNT NOT TO EXCEED 15% OF THE STATED AMOUNTS BY CONVERTING OFFICE USES INTO NON-OFFICE COMMERCIAL USES SUCH AS RETAIL, RESTAURAN (EDEES) AND PERSONAL SERVICES AT A RATIO OF 1.0 FOOT OF GROSS FLOOR AREA OF OFFICE USES FOR EVERY 1.0 FOOT OF GROSS FLOOR AREA OF SUCH NON-OFFICE USES SO CONVERTED AND VICE-VERSA, PROVIDED, HOWEVER, AFTER ALL SUCH CONVERSIONS DESCRIBED ABOVE AND BELOW IN THIS SECTION. THE TOTAL

SHALL NOT EXCEED 170,000 SQUARE FEET OF GROSS FLOOR AREA.

ADDITIONAL HOTEL ROOMS MAY BE DEVELOPED WITHIN THE SITE BY CONVERTING RESIDENTIAL DWELLING UNITS INTO HOTEL ROOMS AT THE RATE OF ONE (1) RESIDENTIAL UNIT SO CONVERTED INTO TWO (2) HOTEL ROOMS. UP TO A MAXIMUM OF 50 HOTEL ROOMS CREATED BY SUCH CONVERSION, AND ADDITIONAL RESIDENTIAL DWELLING UNITS MAY BE DEVELOPED BY CONVERTING HOTEL ROOMS INTO RESIDENTIAL DWELLING UNITS AT THE RATE OF TWO (2) HOTEL ROOMS SO CONVERTED INTO ONE (1) RESIDENTIAL DWELLING UNIT UP TO A MAXIMUM OF 25 RESIDENTIAL DWELLING UNITS CREATED BY SUCH CONVERSION.

AGGREGATE AMOUNT OF ALL SUCH OFFICE AND NON-OFFICE COMMERCIAL USES

e. IF LESS THAN 175 HOTEL ROOMS ARE CONSTRUCTED WITHIN THE SITE, THEN SUBJECT TO TAKING INTO ACCOUNT THE NUMBER OF HOTEL ROOMS CONVERTED TO RESIDENTIAL DWELLING UNITS AS DESCRIBED ABOVE IN SUBSECTION 3.D., THE PERMISSIBLE GROSS FLOOR AREA OF COMMERCIAL/OFFICE USES DESCRIBED IN SUBSECTION 3.B. ABOVE MAY BE INCREASED AT THE RATE OF 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR EACH HOTEL ROOM NOT CONSTRUCTED UP TO A MAXIMUM INCREASED GROSS FLOOR AREA OF 25,000 SQUARE FEET: PROVIDED, HOWEVER, AFTER ALL SUCH CONVERSIONS DESCRIBED ABOVE IN THIS SECTION, THE TOTAL AGGREGATE

AMOUNT OF ALL SUCH OFFICE AND NON-OFFICE COMMERCIAL USES SHALL NOT EXCEED 170,000 SQUARE FEET OF GROSS FLOOR AREA.

f. THE PETITIONER THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS MAY TRANSFER UP TO 75 DWELLING UNITS TO THIS SITE FROM THE ADJACENT COLTSGATE SITE. 4. TRANSPORTATION IMPROVEMENTS AND ACCESS:

### I. PROPOSED IMPROVEMENTS:

THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS (INCLUDING, WITHOUT LIMITATION, THE DEVELOPERS OF THE COLONY PROJECT AS SET FORTH IN REZONING PET. 2015-131). THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

THE FOLLOWING TRANSPORTATION IMPROVEMENTS ARE ALSO ILLUSTRATED ON FIGURE 17 IN THE SHARON METHODIST TRAFFIC IMPACT STUDY DATED JUNE 19TH, 2015 AND ON FIGURE 6 IN THE MORRISON BOULEVARD PROPOSED DRIVEWAYS TECHNICAL MENORANDUM DATED NOVEMBER 2, 2015, THESE FIGURES ARE HUUSTRATED ON SHEET (RZ-6 OF THE REZONING PLAN. FIGURE 17 AND FIGURE 6 AS ATTACHED AS SHEET RZ-6 ARE TO BE USED IN COMMUNICION WITH THE POLYOWING NOTES TO DETERMINE THE EXTENT OF THE PROPOSED IMPROVEMENTS.

a. AT THE INTERSECTION OF SHARON ROAD AND COLONY ROAD (INTERSECTION #1):

• CONSTRUCT ONE EASTBOUND COLONY ROAD RIGHT TURN LANE WITH 300 FEET OF STORAGE. THIS MAY REQUIRE ADDITIONAL RIGHT-OF-WAY.

FIGURE 17 OF SHEET RZ-\_\_ RECOMMENDS CONSTRUCTION OF ON WESTBOUND COLONY ROAD RIGHT TURN LANE WITH 375 FEET OF STORAGE. CDOT DOES NOT REQUIRE THIS IMPROVEMENT AND THEREFORE IS NO LONGER RECOMMENDED NOR REQUIRED.1

b. AT THE INTERSECTION OF SHARON ROAD AND MORRISON BOULEVARD

• CONSTRUCT ONE ADDITIONAL SOUTHBOUND SHARON ROAD LEFT TURN LANE. THE FINAL DESIGN OF THE SOUTHBOUND DUAL LEFT TURN LANES WILL NEED TO BE COORDINATED WITH THE EXPECTED NORTHBOUND LEFT TURN LANE FOR THE COLONY DEVELOPMENT DRIVEWAY. IT IS RECOMMENDED THE DUAL LEFT TURN LANES HAVE THE MAXIMUM AMOUNT OF STORAGE POSSIBLE (APPROXIMATELY 235 FEET) WHILE PROVIDING 200 FEET OF STORAGE FOR THE NORTHBOUND LEFT TURN LANE AT THE

AT THE INTERSECTION OF CAMERON VALLEY PARKWAY AND COLTSGATE ROAD (INTERSECTION #3):

• STRIPE THE EASTBOUND COLTSGATE ROAD APPROACH TO PROVIDE ONE LEFT TURN LANE WITH 175 FEET OF STORAGE AND ONE SHARED THROUGH/RIGHT LANE.

d. <u>AT THE INTERSECTION OF FAIRVIEW ROAD AND CAMERON VALLEY PARKWAY</u> • EXTEND THE EASTBOUND FAIRVIEW ROAD LEFT TURN LANE TO PROVIDE 275 FEET OF

• CONSTRUCT AN ADDITIONAL SOUTHBOUND CAMERON VALLEY PARKWAY LEFT TURN

LANE WITH 125 FEET OF STORAGE. • RESTRIPE THE EXISTING SOUTHBOUND CAMERON VALLEY PARKWAY LEFT TURN LANE AS A DROP LANE. • RESTRIPE THE EXISTING SOUTHBOUND CAMERON VALLEY PARKWAY THROUGH AND SHARED THROUGH/RIGHT LANES AS NECESSARY. • INSTALL LANE CONFIGURATION SIGNAGE AND MARKINGS AS NECESSARY.

AT THE PROPOSED INTERSECTION OF MORRISON BOULEVARD AND SITE DRIVE 1 (INTERSECTION #5):

 INSTALL A TRAFFIC SIGNAL. CONSTRUCT AN EASTBOUND MORRISON BOULEVARD RIGHT TURN LANE BEGIN THE TAPER AT SHARON ROAD. [NOTE: THIS IS NOT REQUIRED BY COOT AND WILL NOT BE

DONE ON THE DRIVE T WITH ONE LEFT TURN LANE AND ONE SEATON THE LEFT TURN LANE AND ONE SEATON THE LEFT THE PARTY OF THE PAR THROUGH/RIGHT-REQUIRE 290 FEET OF STORAGE ON THE LEFT THROUGHE [NOT THESE IMPROVEMENTS ARE ONLY REQUIRED IF PETITIONER INSTALLS SITE DRIVE 4 AS PART OF ITS DEVELOPMENT OF THE RESERVATION AREA UNDER SECTION 5 BELOW.]

SHARON ROAD.

PROPOSED INTERSECTION OF SHARON ROAD AND SITE DRIVE 2 • CONSTRUCT SITE DRIVE 2 TO FORM A RIGHT-IN / RIGHT-OUT INTERSECTION WITH

AT THE PROPOSED INTERSECTION OF COLTSGATE ROAD AND SITE DRIVE 3

• CONSTRUCT SITE DRIVE 3 TO FORM A THREE-LEGGED INTERSECTION WITH COLTSGATE ROAD. ONE SHARED LANE IS RECOMMENDED ON EACH APPROACH.

h. <u>AT THE PROPOSED INTERSECTION OF MORRISON BOULEVARD AND SITE DRIVE 4</u>

• CONSTRUCT SITE DRIVE 4 TO FORM A RIGHT-IN / RIGHT-OUT INTERSECTION WITH MORRISON BOULEVARD. • THE RECOMMENDED EASTBOUND MORRISON BOULEVARD RIGHT TURN LANE AT SITE DRIVE 1 WOULD EXTEND THROUGH THIS INTERSECTION AS A SHARED THROUGH/RIGHT

AT THE PROPOSED INTERSECTION OF MORRISON BOULEVARD AND SITE DRIVE 5 (INTERSECTION #9): • CONSTRUCT SITE DRIVE 5 TO FORM A RIGHT-IN / RIGHT-OUT INTERSECTION WITH MORRISON BOULEVARD.

INTERNAL PRIVATE STREETS CONNECTING MORRISON BOULEVARD AND SHARON ROAD TO COLTSGATE ROAD:

• THE PETITIONER WILL CONSTRUCT THE INTERNAL PRIVATE STREET NETWORK ILLUSTRATED ON THE REZONING PLAN. • THE PETITIONER WILL ALSO CONSTRUCT, OR CAUSE TO BE CONSTRUCTED, A PRIVATE STREET CONNECTION FROM THE SITE TO COLTSGATE ROAD AS INDICATED ON REZONING PETITION NO. 2015-059.

# k. SHARON UNITED METHODIST CHURCH AND THE COLONY SHARED IMPROVEMENTS:

• IN THE EVENT THAT THE PETITION NO. 2015-058 AND THE COLONY PETITION ARE APPROVED AND BOTH DEVELOPMENTS OCCUR SUBSTANTIALLY WITHIN REASONABLE PROXIMITY ONE TO THE OTHER, THE RESPONSIBILITY TO PROVIDE CERTAIN IMPROVEMENTS IS TO BE SHARED BY BOTH DEVELOPMENTS. IMPROVEMENTS LISTED IN SECTION 4.I A - B. ABOVE ARE TO BE SHARED IN THIS SCENARIO.

• THE PETITIONER WILL WORK WITH THE PETITIONER OF THE COLONY DEVELOPMENT TO ESTABLISH AND FUND AN ESCROW ACCOUNT TO ALLOW THE SHARED IMPROVEMENTS LISTED ABOVE TO BE COMPLETED BY EITHER PARTY BASED ON THE TIMING OF THE RESPECTIVE DEVELOPMENTS. THE ESCROW ACCOUNT WILL ALLOW EITHER PETITIONER TO COMPLETE THESE SHARED IMPROVEMENTS BY UTILIZING THE FUNDS ESTABLISHED IN THE ESCROW ACCOUNT.

# II. STANDARDS, PHASING AND OTHER PROVISIONS.

a. CDOT/NCDOT STANDARDS. ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT. 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 SOUTHPARK AREA (INCLUDING, WITHOUT LIMITATION, THE COLONY PROJECT AS DESCRIBED ABOVE), BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

[b. PHASING. THE IMPROVEMENTS LISTED ABOVE WILL BE COMPLETED IN CONJUNCTION WITH THE DEVELOPMENT OF THE SITE.]

c. SUBSTANTIAL COMPLETION. REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 4.I AND IN SECTION 4II. B. ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 4.II.A 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.

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. AS SPECIFIED BY THE CITY OF CHARLOTTE RIGHT-OF-WAY ACQUISITION PROCESS AS ADMINISTERED BY THE CITY OF CHARLOTTE'S ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT, 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

RIGHT-OF-WAY AVAILABILITY. IT IS UNDERSTOOD THAT SOME OF THE PUBLIC

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 ABOVE, THEN THE PETITIONER WILL CONTACT THE PLANNING DEPARTMENT AND CDOT REGARDING AN APPROPRIATE INFRASTRUCTURE PHASING PLAN THAT APPROPRIATELY MATCHES THE SCALE OF THE DEVELOPMENT PROPOSED TO THE PUBLIC INFRASTRUCTURE MITIGATIONS. IF AFTER CONTACTING THE PLANNING DEPARTMENT AND CDOT TO DETERMINE THE APPROPRIATE INFRASTRUCTURE PHASING PLAN, DELAYS IN THE ACQUISITION OF ADDITIONAL RIGHT-OF-WAY 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.

e. 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, PLANNING DIRECTOR, PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS

### III. ACCESS & STREETS.

a. ACCESS TO THE SITE WILL BE FROM SHARON ROAD, MORRISON BOULEVARD, THE PRIVATE STREET CONNECTING TO THE ADJACENT COLTSGATE SITE; FUTURE ACCESS MAY TAKE PLACE (I) TO THE POTENTIAL FUTURE STREET SHOWN TO CONNECT WITH TAX PARCEL #183-177-03 LOCATED TO THE SOUTHWEST OF THE SITE KNOWN AS THE "SHARON STATION PARCEL." AND/OR (II) TO THE PARCEL LOCATED TO THE SOUTHWEST OF THE SITE REFERENCED AS TAX PARCEL #183-177-04; ALL AS GENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO ADJUSTMENTS AS SET FORTH BELOW

b. SUBJECT TO THE OPTIONAL PROVISIONS SET FORTH ABOVE, THE PRIVATE STREETS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE DESIGNED AS INDICATED ON THE

THE PETITIONER AS PART OF THE DEVELOPMENT OF SITE WILL CONSTRUCT THREE (3) PRIVATE STREETS THROUGH AND TO THE BOUNDARIES OF THE SITE AS SENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO THE PROVISIONS OF SECTION 5
REGARDING USE OF THE REVERSION AREA, ADDITIONAL DRIVE-WAYS MAY BE INSTALLED TO POSSIBLY CONNECT TO MORRISON BOULEVARD AS GENERALLY DEPICTED AS OPTION 2

ON SHEET RZ-4. A PUBLIC ACCESS EASEMENT WILL BE PROVIDED ON EACH PRIVATE

STREET. THE PUBLIC ACCESS EASEMENT WILL PROHIBIT THE PRIVATE STREETS FROM BEING CLOSED OR GATED AND WILL REQUIRE THAT THE PRIVATE STREETS BE KEPT OPEN TO ALLOW THE PUBLIC TO USE THE STREET FOR INGRESS AND EGRESS (THE PETITIONER MAY FROM TIME TO TIME TEMPORARILY CLOSE THESE INTERNAL PRIVATE STREETS FOR SPECIAL EVENTS AND FESTIVALS AS WELL AS FOR ROUTINE MAINTENANCE AND REPAIRS). THE PUBLIC ACCESS EASEMENT WILL BE DOCUMENTED ON APPLICABLE APPROVED BUILDING PERMIT PLANS WHICH WILL INCLUDE A PROVISION STATING THAT THE EASEMENT CAN BE MODIFIED AS PERMITTED HEREIN. THIS PROVISION AND PROVISIONS TO BE INCLUDED ON THE BUILDING PLANS ARE NOT INTENDED TO CREATE PRIVATE EASEMENTS RIGHTS THAT MAY BE ENFORCED BY INDIVIDUAL LAND OWNERS, BUT RATHER ARE INTENDED TO COMPLY WITH DESIRE OF THE CITY TO HAVE A PRIVATE STREET OPEN TO THE PUBLIC BETWEEN SHARON ROAD, MORRISON BOULEVARD AND THE ADJACENT COLTSGATE SITE.

d. DRIVEWAY AND PEDESTRIAN CONNECTIONS TO THE INTERIOR STREETS DEPICTED ON THE REZONING PLAN FROM ADJOINING PROPERTIES MAY BE ALLOWED IN THE LOCATION(S) SHOWN ON THE REZONING PLAN IF THE PETITIONER AND THE PARTIES SEEKING THE CONNECTION(S) ARE IN AGREEMENT ON THE LOCATION(S) AND THE TERMS OF THE

e. THE EXACT ALIGNMENT, DIMENSIONS AND LOCATIONS OF THE ACCESS POINTS TO THE SITE. THE DRIVEWAYS ON THE SITE AND STREETSCAPE CROSS-SECTIONS FOR THE PRIVATE STREETS ON THE SITE MAY BE MODIFIED FROM THE ELEMENTS SHOWN ON THE REZONING PLAN PROVIDED THAT THE OVERALL DESIGN INTENT IS NOT MATERIALLY ALTERED AND REQUIREMENTS DESCRIBED IN THIS SECTION 4.III. IS MET.

THE PRIVATE STREET ACCESS TO MORRISON BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN SHALL BE DESIGNED SO AS TO PROVIDE FOR A MINIMUM VERTICAL BUILDING CLEARANCE OF [15] FEET AND SIDEWALKS ON BOTH SIDES OF SUCH ENTRANCE. USE OF REVERSION AREA.

a. REFERENCE IS MADE TO THAT CERTAIN PORTION OF THE SITE DESIGNATED AS THE "REVERSION AREA" ON THE TECHNICAL DATA SHEET (THE "REVERSION AREA").

b. THE REVERSION AREA IS OWNED IN FEE SIMPLE BY THE SHARON UNITED METHODIST CHURCH, BUT UNDER CERTAIN CIRCUMSTANCES TITLE TO THE REVERSION AREA MAY REVERT TO DIFFERENT OWNERSHIP, WHICH MAY LIMIT THE USE BY THE PETITIONER OF THE REVERSION AREA FOR THE INTENDED DEVELOPMENT. AS A RESULT, THE REZONING PLAN, INCLUDING WITHOUT LIMITATION, SHEET RZ-1 (TECHNICAL DATA SHEET) AND SHEETS RZ-3 AND 4 (CONCEPTUAL PLANS OPTION 1 AND OPTION 2, RESPECTIVELY), CONTEMPLATES AN ALTERNATIVE DEVELOPMENT BUILDING/STREETSCAPE EDGE AND POSSIBLE ADDITIONAL DRIVE-WAY(S) FOR THE PORTION OF SITE LOCATED ALONG MORRISON BOULEVARD. SUCH PORTION BEING HIGHLIGHTED ON SUCH RZ SHEETS

c. IF PETITIONER IS UNABLE TO OBTAIN, WHETHER THROUGH CONSENT OF THE APPLICABLE PARTIES OR THROUGH OTHER LEGAL MEANS. THE USE OF THE REVERSION AREA FOR THE BUILDING AND STREETSCAPE IMPROVEMENTS GENERALLY DEPICTED AS OPTION 2 ON SHEET RZ-4, THEN PETITIONER MAY ONLY PROCEED WITH DEVELOPMENT IN ACCORDANCE WITH THE BUILDING AND STREETSCAPE IMPROVEMENTS GENERALLY  $\langle$  depicted as option 1 on sheet RZ-3 and as described on the technical data  $\P$ 

d. IF THE PETITIONER IS ABLE TO OBTAIN, WHETHER THROUGH CONSENT OF THE APPLICABLE PARTIES OR THROUGH OTHER LEGAL MEANS, THE USE OF THE REVERSION AREA FOR THE BUILDING AND STREETSCAPE IMPROVEMENTS GENERALLY DEPICTED AS OPTION 2 ON SHEET RZ-4, THEN PETITIONER MAY PROCEED WITH DEVELOPMENT IN ACCORDANCE WITH THE BUILDING AND STREETSCAPE IMPROVEMENTS GENERALLY DEPICTED AS OPTION 2 ON SHEET R7-4.

e. IF THE PETITIONER MAY PROCEED WITH DEVELOPMENT WITHIN THE REVERSION AREA AS DESCRIBED ABOVE, PETITIONER MAY ALSO PROVIDE FOR ADDITIONAL DRIVEWAY CONNECTION(S) TO MORRISON BOULEVARD IN THE MANNER GENERALLY DEPICTED AS OPTION 2 ON SHEET RZ-4 AND PETITIONER SHALL EXPAND THE SIDEWALK WIDTH ALONG MORRISON BOULEVARD FROM SIX (6) FEET TO A MINIMUM OF EIGHT (8) FEET IN WIDTH.

FURTHERMORE, IF PETITIONER IS UNABLE TO PROCEED WITH DEVELOPMENT WITHIN THE REVERSION AREA, IT IS UNDERSTOOD THAT THE ELEVATION OF THE PARKING FACILITY PORTION OF THE BUILDING(S) ALONG MORRISON BOULEVARD MAY ALLOW VARIATIONS FROM THE FACADE AND FENESTRATION REQUIREMENTS SET FORTH IN THIS REZONING PLAN AS THE SAME MAY BE NEEDED IN ORDER TO ALLOW SUCH PORTION OF THE BUILDING TO COMPLY WITH BUILDING CODE AND SIMILAR REGULATIONS. SETBACKS.

A MUHMUM OF A 22 FOOT SETBACK WILL BE PROVIDED ALONG SHARON ROAD AND, EXCEPT AS SET FORTH IN SECTION 5E. ABOVE REGARDING USE OF THE REVERSION AREA, A 14 1001 SETBACK WILL BE PROVIDED ALONG MORRISON BOULEVARD, EACH AS MEASURED FROM THE BACK OF THE EXISTING OR FUTURE CURB. WITHIN THE SETBACK AREA OF SHARON ROAD. AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED. WITHIN THE SETBACK AREA OF MORRISON BOULEVARD, AN EIGHT (8) FOOT-PLANTING-STRIP AND SIX (6) FOOT SIDEWALK WILL BE PROVIDED, UNLESS OTHERWISE PROVIDED FOR IN SECTION 5.E. ABOVE REGARDING USE OF THE REVERSION 

b. ALONG THE SITE'S INTERIOR PRIVATE STREETS A MINIMUM OF A 16 FOOT BUILDING SETBACK WILL BE PROVIDED AS MEASURED FROM THE BACK OF CURB. WITHIN THIS SETBACK AREA AN EIGHT (8) FOOT SIDEWALK WITH EITHER AN EIGHT (8) FOOT PLANTING STRIP WITH STREET TREES WILL BE PROVIDED OR STREET TREES IN GRATES OR

BALCONIES LOCATED ABOVE THE FIRST FLOOR OF THE BUILDING(S) ALONG SHARON ROAD MAY ENCROACH UP TO TWO (2) FEET INTO THE SETBACK.

# 7. PARKING AREAS, ACCESS AND CIRCULATION DESIGN GUIDELINES.

a. BUILDING MATERIALS ASSOCIATED WITH FACADES ON PARKING STRUCTURES THAT ARE GENERALLY COMPATIBLE IN CHARACTER AND QUALITY WITH ADJOINING BUILDINGS, PLAZAS AND STREETSCAPES WILL BE CREATED, TAKING INTO CONSIDERATION DIFFERENCES ASSOCIATED WITH PARKING STRUCTURES.

b. PARKING STRUCTURES SHALL BE DESIGNED TO MATERIALLY SCREEN THE VIEW OF PARKED CARS FROM ADJACENT PUBLIC OR PRIVATE STREETS OR PUBLICLY ACCESSIBLE OPEN SPACES OR PLAZAS. SCREENING OF CARS ON THE GROUND LEVEL WILL BE ACCOMPLISHED PRIMARILY THROUGH THE USE OF LANDSCAPING; AND SCREENING OF CARS PARKED ON AN EXPOSED UPPER LEVEL WILL BE ACCOMPLISHED BY A WALL, AT LEAST 36 INCHES IN HEIGHT, DESIGNED AS PART OF THE PARKING DECK STRUCTURE. ALONG THE SITE'S PRIVATE STREETS THE NUMBER OF CURB CUTS WILL BE LIMITED.

AS GENERALLY DEPICTED TO MAINTAIN A STREET LIKE CONDITION, SUBJECT TO

MODIFICATIONS REASONABLY NEEDED TO ACCOMMODATE UNUSUAL SITE DESIGN CONDITIONS OR ELEMENTS, OR DEVELOPMENT CONSTRAINTS.

d. ON-SITE LOADING DOCKS AND WASTE AREAS SHALL BE SEPARATED AND/OR SCREENED FROM VIEW AT GROUND LEVEL FROM PRIMARY BUILDING ENTRANCES.

# 8. PEDESTRIAN ACCESS AND CIRCULATION DESIGN GUIDELINES.

a. ALONG THE SITE'S INTERNAL PRIVATE STREETS, THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS THE BUILDINGS, PARKING AREAS AND AREAS OF INTEREST ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC AND PRIVATE STREETS AND/OR OTHER PEDESTRIAN FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE EIGHT (8) FEET. STREET TREES WILL ALSO BE PROVIDED ALONG THE SITE'S INTERNAL

b. WALKWAYS THROUGH PLAZAS OR PUBLICLY ACCESSIBLE OPEN SPACE AREAS WILL

BE APPROPRIATELY DESIGNED FOR THE INTENDED USE AND TYPE OF OPEN SPACE AREA IN

WHERE WALKWAYS OCCUR ALONG BUILDING WALLS, A WALKWAY WIDTH OF AT LEAST SIX (6) FEET MUST BE MAINTAINED CLEAR OF DOOR SWINGS, SHOPPING CART STORAGE, AND TEMPORARY TRASH OR SIMILAR IMPEDIMENTS.

a. THE PETITIONER WILL PROVIDE URBAN OPEN SPACE AREAS ALONG THE SITE'S INTERNAL PRIVATE STREETS IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN BUT SUBJECT TO MINOR ADJUSTMENTS NEEDED TO ACCOMMODATE BUILDING AND PARKING IMPROVEMENTS. THESE OPEN SPACE AREAS WILL BE CONTAIN LANDSCAPING,

### 10. GENERAL DESIGN GUIDELINES.

c. FACADE COMPOSITION

e. FAÇADE ARTICULATION:

SEATING AREAS AND HARDSCAPE ELEMENTS.

a. **GENERAL CONSIDERATIONS** BUILDINGS WILL BE ORIENTED TOWARDS PUBLIC AND PRIVATE STREETS TO REINFORCE THE STREET SCAPE.

ii. BUILDINGS WILL BE ORIENTED IN A WAY TO DEFINE PUBLIC OPEN SPACE AREAS. iii. ARCHITECTURAL TREATMENT SHALL CONTINUE ON ALL SIDES OF A BUILDING EXCEPT

AS SPECIFICALLY NOTED OTHERWISE. iv. GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, CHANGE IN MATERIALS, BUILDING

STEP BACKS, ART WORK AND LANDSCAPING. BLANK WALLS CANNOT BE ADDRESSED WITH

LANDSCAPE ELEMENTS ONLY. v. ALL BUILDING ENTRANCES WILL BE CONNECTED TO THE STREET NETWORK SUBJECT TO GRADE AND ADA STANDARDS (PRIVATE PATIOS WILL NOT BE CONSIDERED A BUILDING

b. ARCHITECTURAL ELEVATIONS. THE ATTACHED ELEVATIONS ASSOCIATED WITH THE BUILDING(S) TO BE LOCATED ON THE SITE IN CONNECTION WITH THE PERMITTED USES OF THE SITE ARE INCLUDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING(S) THAT WILL BE CONSTRUCTED IN CONNECTION WITH THE PROPOSED USES, IT BEING UNDERSTOOD THAT THE ACTUAL BUILDING(S) SO CONSTRUCTED IN CONNECTION WITH THE SUCH PROPOSED USES MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPT AND INTENT SHOWN IS MAINTAINED.

i. THE PRINCIPAL ENTRANCE OF A BUILDING SHALL BE ARTICULATED AND EXPRESSED IN GREATER ARCHITECTURAL DETAIL THAN OTHER BUILDING ENTRANCES.

d. <u>FACADES SHALL INCORPORATE WINDOWS AND DOORS AS FOLLOWS:</u> i. WINDOWS AND DOORS SHALL BE PROVIDED FOR AT LEAST 30% OF THE TOTAL FACADE AREA ALONG THE PRIMARY AND SECONDARY STREETS. WITH EACH FLOOR

CALCULATED INDEPENDENTLY. THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR

DOORS ON ANY FLOOR SHALL NOT EXCEED 10 FEET IN HEIGHT AND 25 FEET IN LENGTH.

THIS STANDARD WILL NOT APPLY TO THE PORTIONS OF PARKING DECK STRUCTURES THAT

ARE LOCATED ALONG PRIMARY AND SECONDARY STREETS. ii. THE ABOVE REQUIREMENT MAY BE REDUCED WHERE A FACADE IS NOT VISIBLE FROM A PUBLIC OR PRIVATE STREET.

iii. THE FACADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC AND PRIVATE STREETS SHALL INCORPORATE A MINIMUM OF [25%] MASONRY MATERIALS SUCH AS BRICK, STUCCO OR STONE.

i. STREET FRONTING FACADES OVER 75 FEET IN LENGTH SHALL INCORPORATE WALL

PROJECTIONS OR RECESSES A MINIMUM OF THREE FEET IN DEPTH. THE COMBINED

LENGTH OF SAID RECESSES AND PROJECTIONS SHALL CONSTITUTE AT LEAST 20% OF THE

TOTAL FACADE LENGTH FOR FACADES OVER 75 FEET IN LENGTH. PATIOS AND BALCONIES

### ARE ACCEPTABLE PROJECTIONS. THIS STANDARD SHALLMOY APPLY TO THE PORTIONS OF ∖ THE PARKING STRUCTURES THAT ARE LOCATED ALONG MORRISON BLVD. ADDITIONAL STREET FRONTING FACADE REQUIREMENTS ON PUBLIC AND PRIVATE

STREETS: i STRFFT FRONTING FACADES AND END FRONTING FACADES SHALL BE ARTICULATED AND DESIGNED TO CREATE ADDITIONAL VISUAL INTEREST BY VARYING ARCHITECTURAL

DETAILS, BUILDING MATERIALS, THE ROOF LINE, AND BUILDING OFFSETS. ON CORNER LOTS, THE ARCHITECTURAL TREATMENT OF A BUILDING'S INTERSECTING STREET FRONTING FACADES SHALL BE SUBSTANTIALLY SIMILAR, EXCEPT THAT SAID BUILDING MAY EMPHASIZE THE CORNER LOCATION BY INCORPORATING ADDITIONAL HEIGHT AT THE CORNER, VARYING THE ROOF FORM AT THE CORNER, OR PROVIDING OTHER ARCHITECTURAL EMBELLISHMENTS AT THE CORNER.

iii. FIRST STORY FACADES OF ALL BUILDINGS ALONG PRIMARY AND SECONDARY STREETS SHALL INCORPORATE COLUMNS, AWNINGS, ARCADES, WINDOWS, DOORS, OR OTHER ARCHITECTURAL ELEMENTS.

iv. FACADES SHALL PROVIDE VISUAL DIVISIONS BETWEEN THE FIRST TWO OR THREE STORIES DESIGNED FOR COMMERCIAL USES AND THE UPPER LEVEL STORIES DESIGNED FOR RESIDENTIAL USES, WHEN THE BUILDING HEIGHT IS MORE THAN TWO STORIES, THROUGH ARCHITECTURAL MEANS SUCH AS COURSES, AWNINGS, OR A CHANGE IN PRIMARY FAÇADE MATERIALS OR COLORS.

vi. NO MORE THAN FOUR DIFFERENT MATERIALS, TEXTURES, COLORS, OR COMBINATIONS THEREOF MAY BE USED ON A SINGLE BUILDING. THIS REQUIREMENT SHALL NOT INCLUDE MATERIALS USED ON WINDOWS, DOORS, PORCHES, BALCONIES,

STORIES SHALL INCORPORATE WINDOWS, ARCHES, OR OTHER ARCHITECTURAL DETAILS.

v. FACADES DESIGNED FOR RESIDENTIAL USES ABOVE THE TWO OR THREE LOWER

vii. MATERIALS MAY BE COMBINED HORIZONTALLY OR VERTICALLY, WITH THE HEAVIER BELOW THE LIGHTER WHEN HORIZONTAL viii. EXTERIOR MATERIALS OF BUILDINGS ALONG THE PUBLIC AND PRIVATE STREETS SHALL BE LIMITED TO BRICK STONE PRE-CAST CONCRETE WOOD STUCCO.

ix. ACCESSORY STRUCTURES SHALL BE CONSISTENT WITH THE PRINCIPAL BUILDING IN MATERIAL, TEXTURE, AND COLOR. FOUNDATIONS, WHERE PROVIDED, SHALL BE CONSTRUCTED AS A DISTINCT BUILDING ELEMENT THAT CONTRASTS WITH FACADE MATERIALS. EXPOSED ABOVE-GROUND FOUNDATIONS SHALL BE COATED OR FACED IN CEMENT, STUCCO, BRICK, MANUFACTURED

### STONE, OR NATURAL STONE TO CONTRAST WITH FACADE MATERIALS. 11. ENVIRONMENTAL FEATURES:

FOUNDATIONS, AWNINGS OR ARCHITECTURAL DETAILS.

CEMENTITIOUS SIDING, GLASS, MANUFACTURED STONE OR GRANITE.

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

# a. SIGNAGE AS ALLOWED BY THE ORDINANCE AND BY THE OPTIONAL PROVISIONS

LISTED ABOVE MAY BE PROVIDED IN ADDITION TO THE SIGNAGE OTHERWISE ALLOWED IN b. BECAUSE THE SITE WILL BE VIEWED AS A PLANNED/UNIFIED DEVELOPMENT AS DEFINED BY THE ORDINANCE, SHOPPING CENTER SIGNS MAY BE LOCATED THROUGHOUT THE PORTION OF THE SITE DESIGNATED MUDD-O AS ALLOWED BY THE ORDINANCE AND THE OPTIONAL PROVISIONS. IN ADDITION, USES LOCATED ON THE INTERIOR OF THE SITE

MAY BE IDENTIFIED ON THE ALLOWED SHOPPING CENTER/DEVELOPMENT SIGNS (BY WAY

OF EXAMPLE, THE MULTI-FAMILY DEVELOPMENTS AND THE OTHER USES MAY BE IDENTIFIED

ON THE SIGNS ALLOWED ALONG SHARON ROAD AND MORRISON BOULEVARD). THE

ALLOWED SIGNS MAY CONTAIN IDENTIFICATION SIGNAGE FOR ANY OF THE USES LOCATED

c. MASTER SIGNAGE AND GRAPHIC SYSTEMS MAY BE ADOPTED.

a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES 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

AND PRIVATE STREETS, WILL BE LIMITED TO 25 FEET IN HEIGHT. c. DETACHED PEDESTRIAN SCALE LIGHTING ALONG INTERNAL STREETS SHALL NOT

EXCEED 20 FEET IN HEIGHT. 14. 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. 15. BINDING EFFECT OF THE REZONING APPLICATION:

a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED HEREIN AND UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE OR DEVELOPMENT AREAS, AS APPLICABLE, AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

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REVISIONS COMMENT EV DATE 10/13/15 REVISION #1 12/18/15 REVISION #2

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RULE JOY TRAMMELL RUBIO

NCC152045 DRAWN BY: DATE: 8/17/15 AS NOTED SCALE: CADID

> LOCATION OF SITE 4411 SHARON ROAD

CHARLOTTE, NC

REZONING PLAN 🛮 **PETITION** 

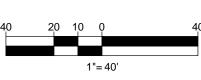
DEVELOPMENT STANDARDS

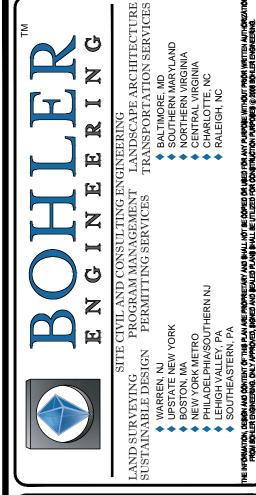
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Architecture Interior Design

OPTION 1





REVISIONS				
REV	DATE	COMMENT	BY	
1	10/13/15	REVISION #1	SRF	
2	12/18/15	REVISION #2	JRP	

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Architecture Interior Design

PROJECT No.: DRAWN BY: CHECKED BY:	NCC152045 SRF JG			
DATE: SCALE: CAD I.D.:	8/17/15 AS NOTED EX0			
PROJECT:				
FOR —				
CK Childress Klein				
LOCATION	N OF SITE			

4411 SHARON ROAD CHARLOTTE, NC

REZONING PLAN
PETITION
#2015-58
OPTION 1

SCHEMATIC
SITE PLAN

RZ=3

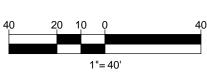
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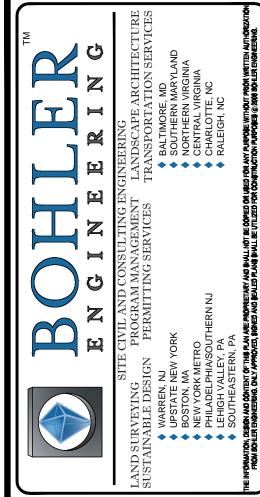


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OPTION 2





	REVISIONS				
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2	12/18/15	REVISION #2	JRP		

RULE JOY TRAMMELL RUBIO
Architecture Interior Design

PROJECT No.:	NCC152045
DRAWN BY:	SRF
CHECKED BY:	JG
DATE:	8/17/15
SCALE:	AS NOTED
CAD I.D.:	EX0
PROJECT:	
F	OR —
	hildwaaa

LOCATION OF SITE 4411 SHARON ROAD CHARLOTTE, NC

REZONING PLAN
PETITION
#2015-58
OPTION 2

SCHEMATIC
SITE PLAN

RZ-4

ARCHITECTURE + INTERIOR DESIGN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT



# SHARON ROAD ELEVATION



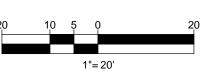
MORRISON BLVD ELEVATION

NOTE: THE ARCHITECTURAL BUILDING ELEVATIONS DEPICTED ARE SCHEMATIC ILLUSTRATIONS ONLY AND INTENDED TO CONVEY A THEMATIC DESIGN CONTEXT AND MASSING STUDY. THESE ILLUSTRATIONS ARE NOT MEANT TO CONVEY FINAL DETAILED ARCHITECTURAL DESIGN FOR THE PROJECT.



ARCHITECTURE + INTERIOR DESIGN AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT

OPTION 1 & 2



ENGRAM MANAGEMENT LANDSCAPE ARCHITECTU
SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVIC
WARREN, NU

WARREN, NU

WARREN, NU

BOSTON, MA

NE E R I N G

I AN G

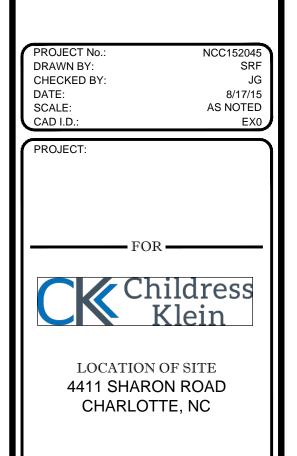
SUTHERING

PROGRAM MANAGEMENT

PROGR

	REVISIONS				
REV	DATE	COMMENT	BY		
1	10/13/15	REVISION #1	SRF		
2	12/18/15	REVISION #2	JRP		
			$\dagger$		

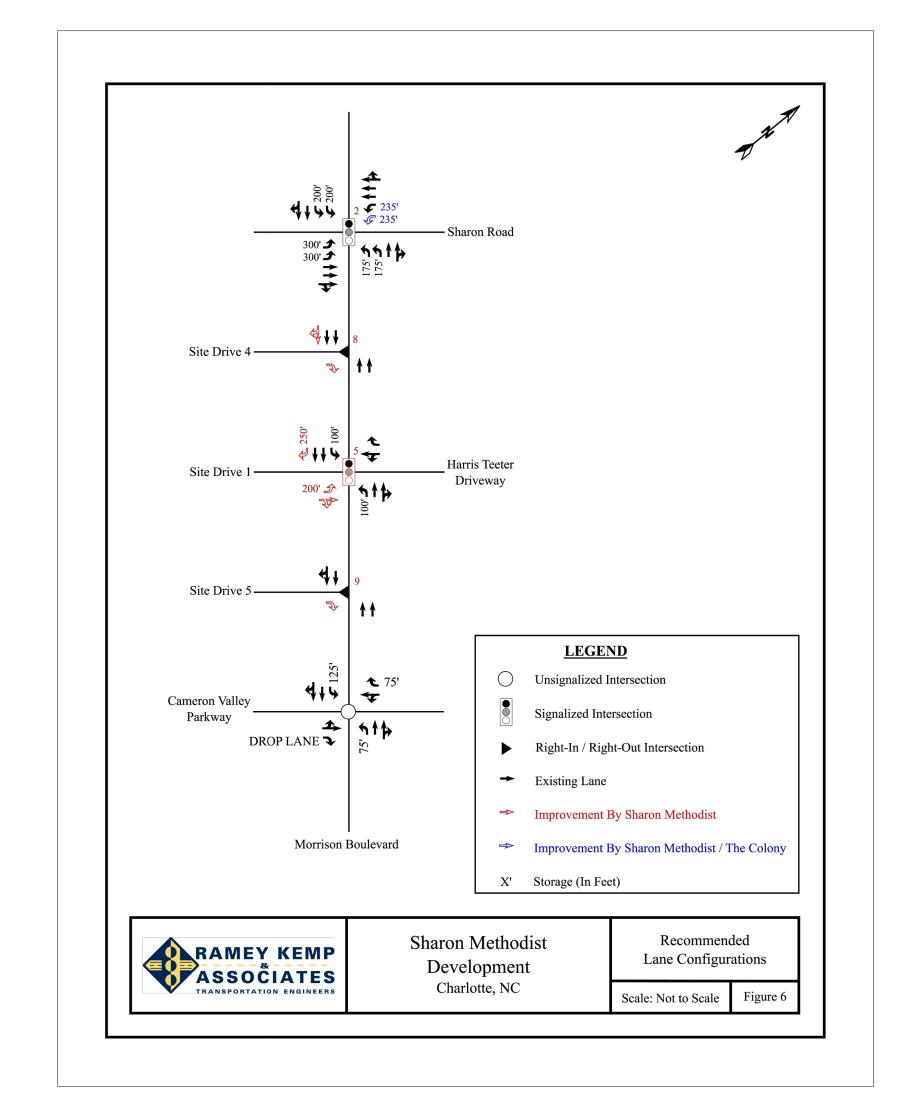
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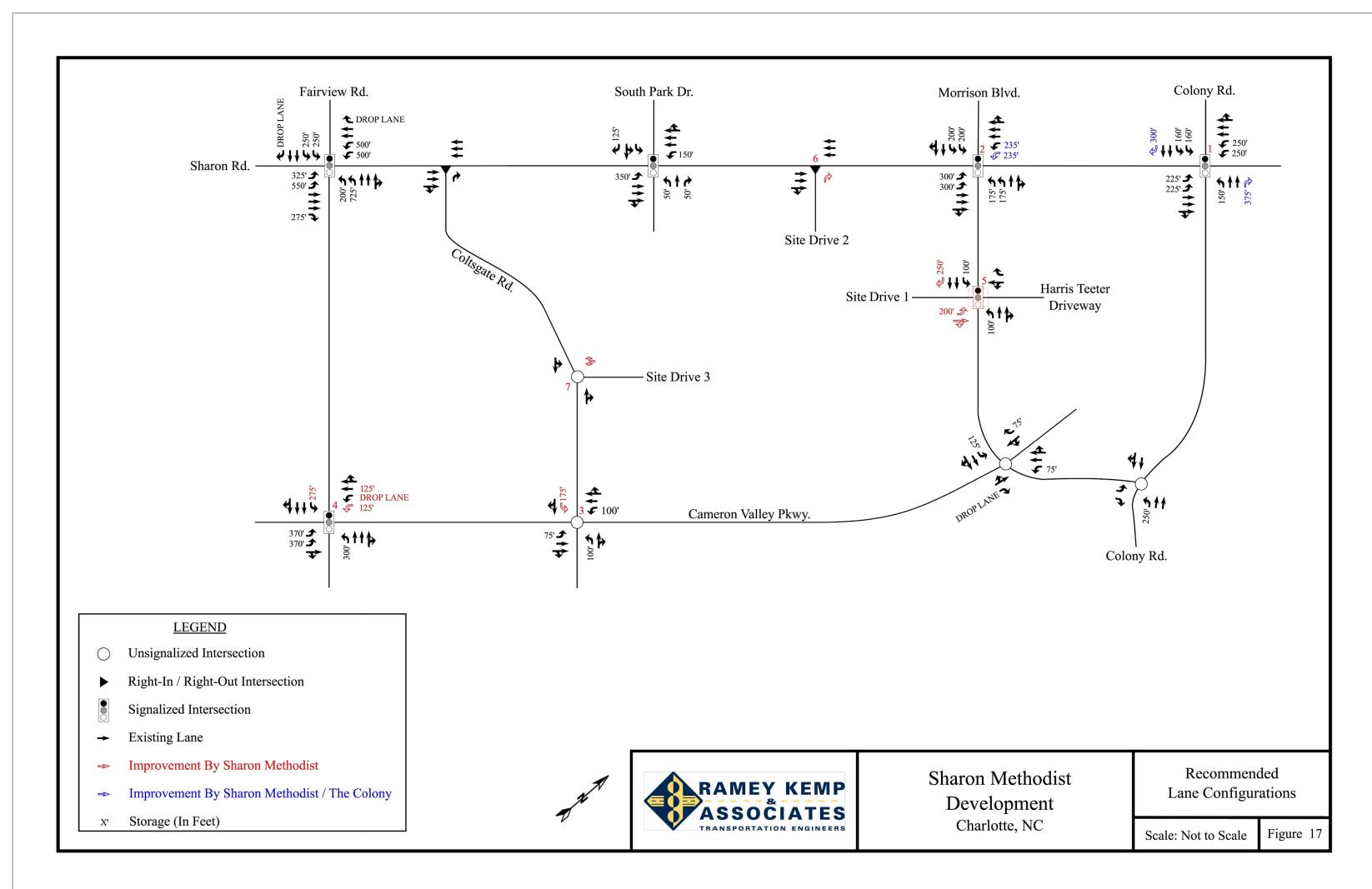


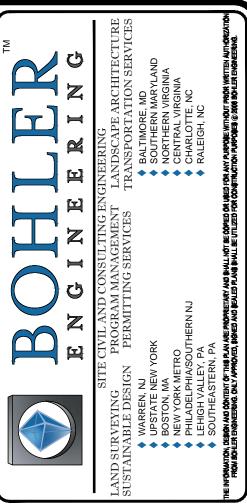
REZONING PLAN
PETITION
#2015-58
OPTION 1 & 2

SHEET TITLE:
BUILDING
ELEVATIONS

RZ-5







	REVISIONS			
REV	DATE	COMMENT	BY	
1	10/13/15	REVISION #1	SRF	
2	12/18/15	REVISION #2	JRP	

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Architecture Interior Design

PROJECT No.:	NCC152045
DRAWN BY:	DRAFTER
CHECKED BY:	ENGINEER
DATE:	DATE
SCALE:	AS NOTED
CAD I.D.:	CAD-ID
PROJECT:	

CK Childress Klein

> LOCATION OF SITE 4411 SHARON ROAD CHARLOTTE, NC

REZONING PLAN
PETITION
#2015-58

SHEET TITI

TRANSPORTATION

IMPROVEMENTS

HEET NUMBER:

RZ-6