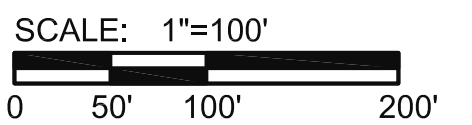




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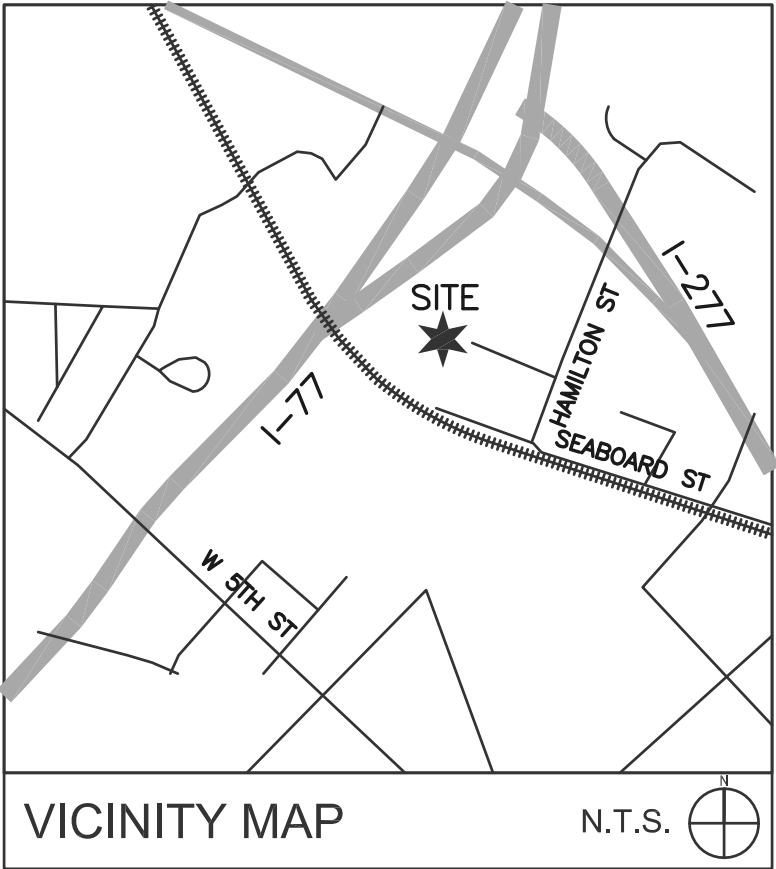
Rezoning Petition#:  
XXXXXXX

PROJECT NUMBER: 00150.01

SCALE: 1"=100'

SHEET NO.:

RZ-1

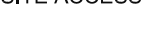
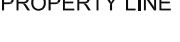


**SURVEY DISCLAIMER**

TOPOGRAPHIC SURVEY DATED OCTOBER 17, 2014 PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NORTH CAROLINA, 28204. (704) 376-2186

## LEGEND

SYMBOL



## SITE DATA:

SITE ACREAGE: +/- 20.90 AC

TAX PARCELS: 07834102  
07834109  
07834101

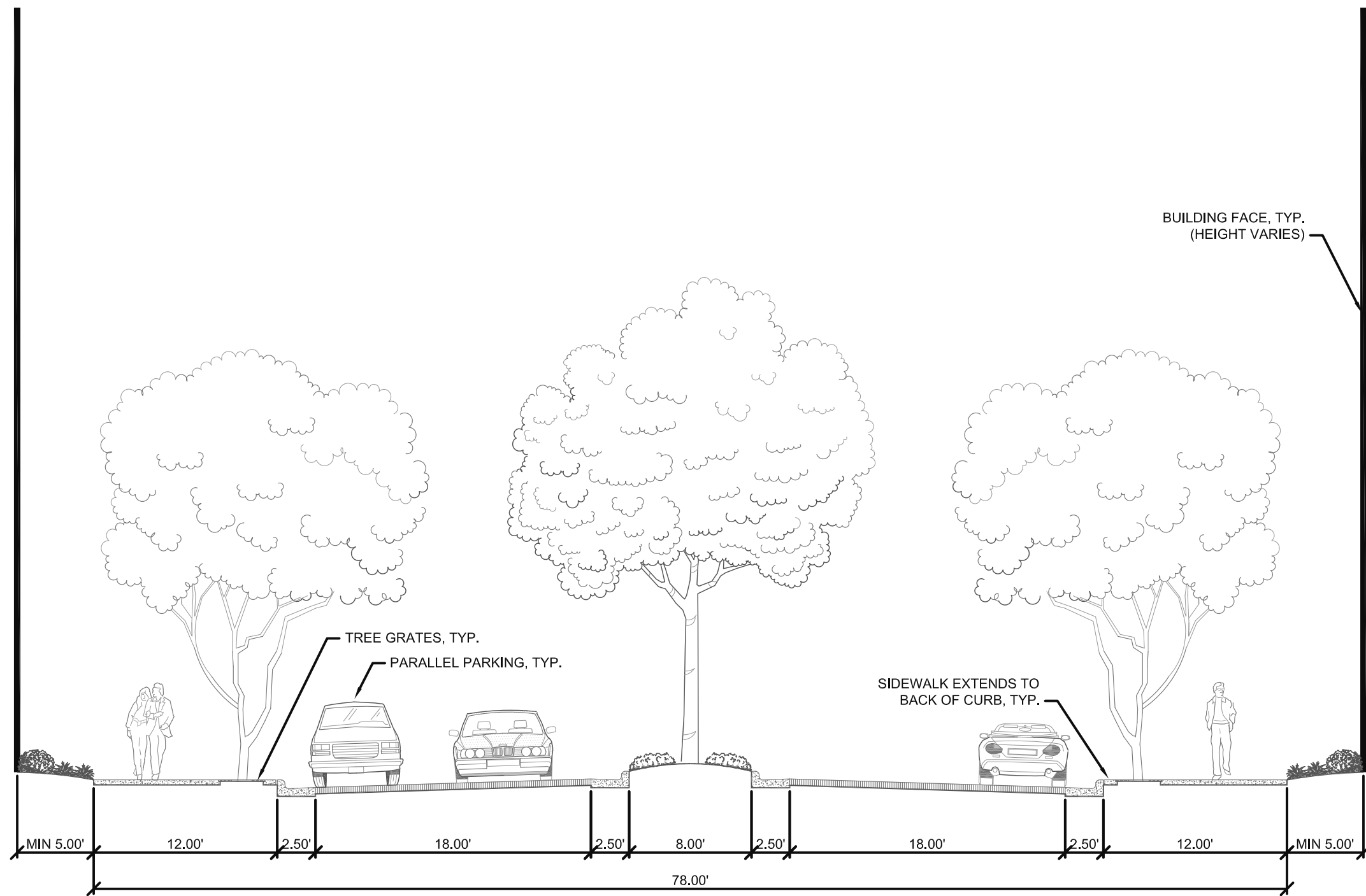
PROPOSED ZONING: MUDD-O

EXISTING ZONING: I-2 (CD)

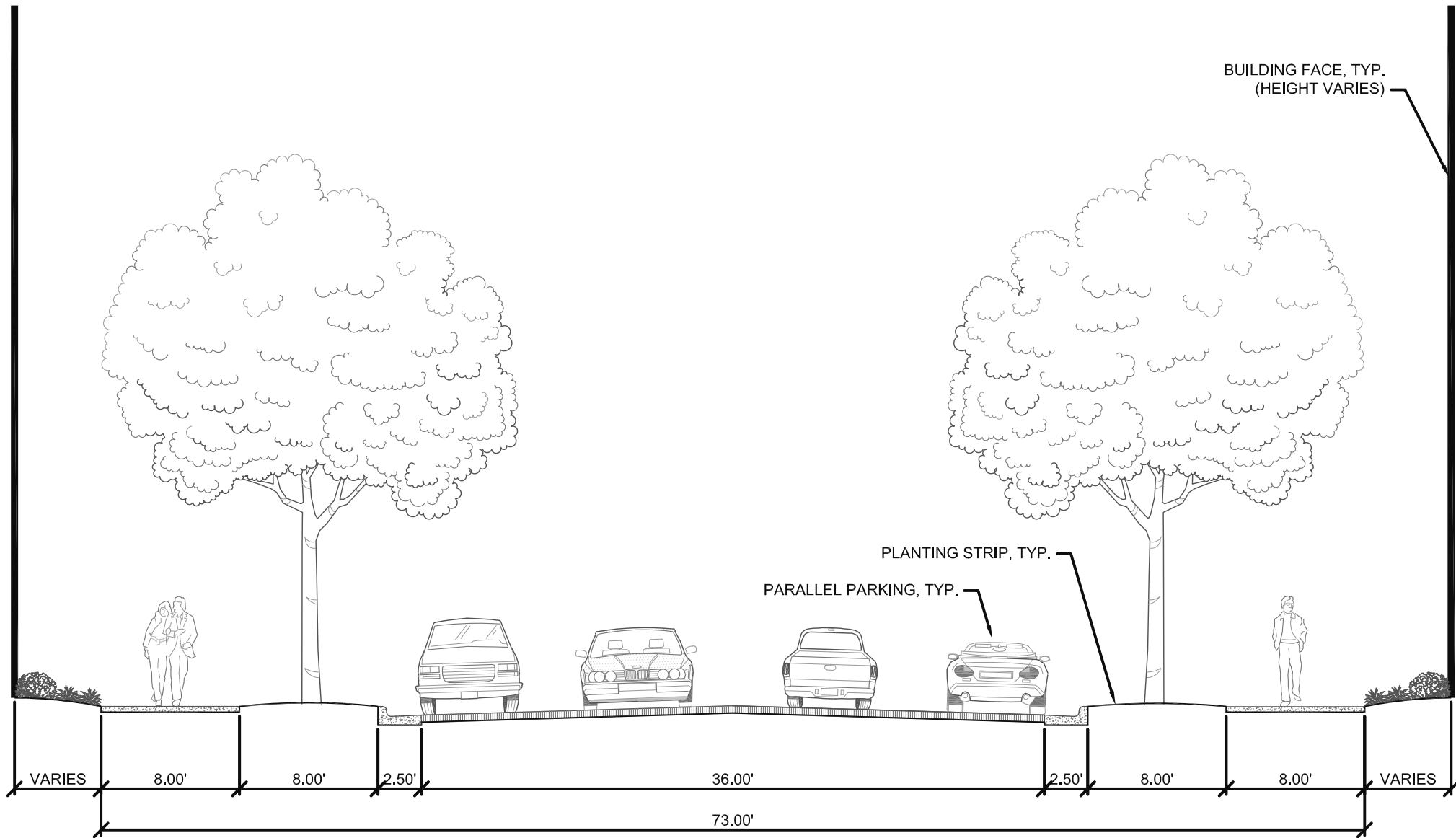
EXISTING USES: OFFICE, RETAIL, AND SURFACE PARKING

\*FOR PROPOSED DEVELOPMENT DATA, SEE SHEET RZ-3.

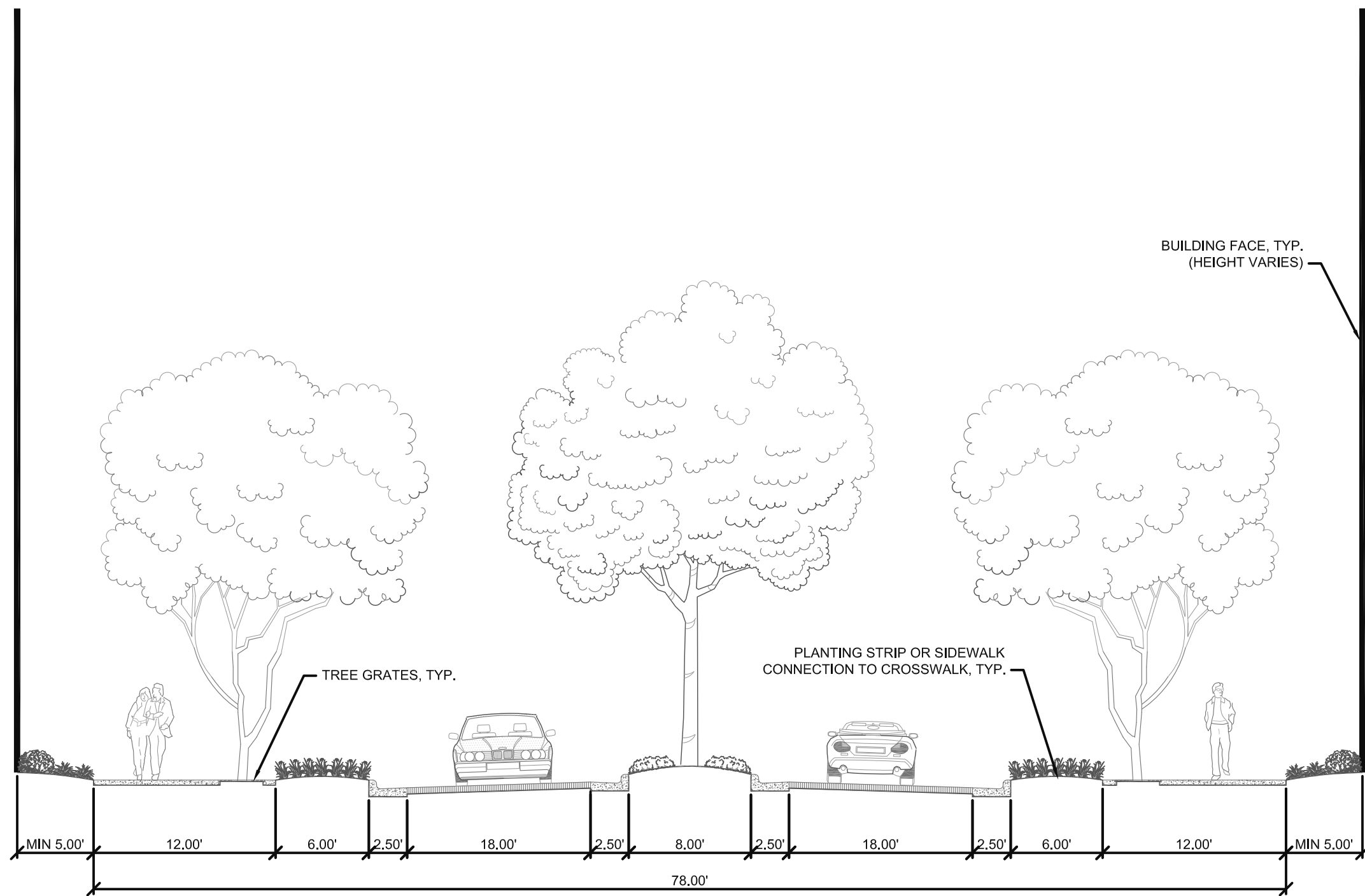




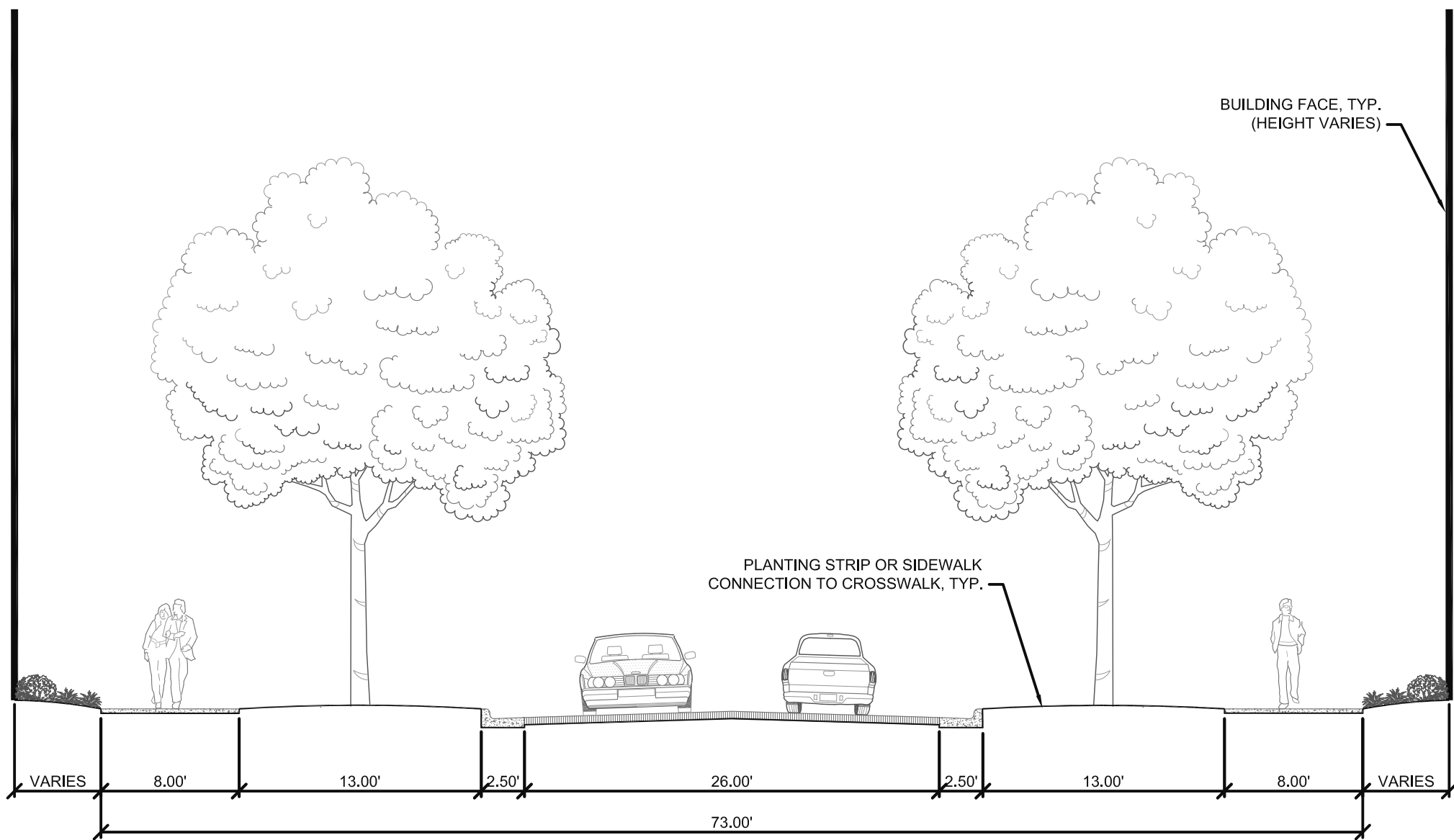
PRIVATE STREET 'A' - TYPICAL SECTION



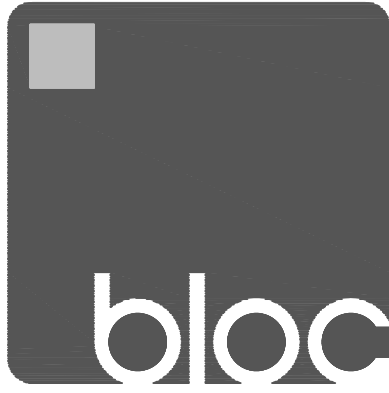
PRIVATE STREET 'B' & 'C' - TYPICAL SECTION



PRIVATE STREET 'A' - INTERSECTION SECTION



PRIVATE STREET 'B' & 'C' - INTERSECTION SECTION



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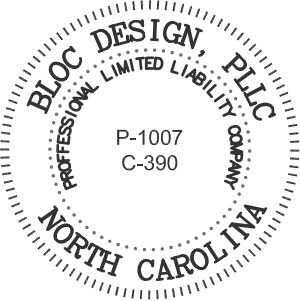


19401 Old Jetton Road | Suite 101  
Cornellus, NC 28031  
p: 704.987.0612 | f: 704.987.0767

REVISIONS		
NO.	DATE	DESCRIPTION

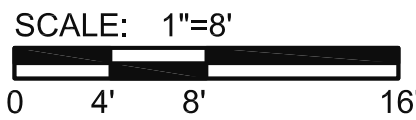
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stamp / seal:



Hamilton Street  
Mixed Use  
915 Hamilton Street,  
Charlotte, NC 28206

Rezoning Petition#:  
xxxxxxx



DATE: 03/20/15	MPIC: WLL
DRAWN BY: ESB	CHECKED BY: WLL

PROJECT NUMBER: 00150.01

SCALE: 1"=100'

TITLE:  
PRIVATE STREET SECTIONS

SHEET NO.:  
**RZ-2**



HAMILTON STREET MIXED-USE:

SITE DEVELOPMENT STANDARDS:  
March 20, 2015

I. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Silver Hammer Properties, LLC to accommodate the development of a mixed use project that could contain, among other things, office, retail, restaurant, hotel and residential uses on that approximately 20.91 acre site located on the west side of Hamilton Street, south of I-277 and north of N.C. Music Factory Boulevard, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site").
- B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provision set out below, the regulations established under the Ordinance for the MUDD-O zoning district shall govern the development and use of the Site.
- C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback and yard requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.
- D. The Site is divided into three distinct development areas that are designated on the Rezoning Plan as Development Area A, Development Area B and Development Area C. As seen on the Rezoning Plan, the development areas are formed by the internal private street network and the boundaries of the Site. All principal buildings, accessory structures, structured parking facilities and surface parking areas developed on the Site shall be located in one of the three development areas, and this Rezoning Plan does not limit the number of principal buildings, accessory structures and structured parking facilities that may be located in any single development area or on the Site. The number of principal buildings, accessory structures and structured parking facilities that may be located on the Site or in any single development area shall be governed by the applicable provisions of the Ordinance.
- E. The development of the Site proposed under this Rezoning Plan shall be considered to be a planned/unified development. Therefore, side and rear yards, buffers, building height separation requirements and other similar zoning standards shall not be required internally between improvements, uses and other site elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and to create lots within the interior of the Site without regard to any such internal separation standards and public/private street frontage requirements, provided, however, that the development of the Site shall be required to meet any applicable setback, side yard and rear yard requirements with respect to the exterior boundary of the Site.
- F. Pursuant to Section 1.110 of the Ordinance and Section 160A-385.1 of the North Carolina General Statutes, the Rezoning Plan, if approved, shall be vested for a period of 5 years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
- G. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

II. OPTIONAL PROVISION

- A. The following optional provision shall apply to the development of the Site:  
The principal buildings to be located on the Site shall have a maximum height of 240 feet.

III. PERMITTED USES

- A. Subject to the development limitations set out below, the buildings to be located on the Site and within any development area may be devoted to any use or uses allowed by right or under prescribed conditions in the MUDD zoning district, together with any incidental or accessory uses associated therewith that are permitted under the Ordinance in the MUDD zoning district.

IV. DEVELOPMENT LIMITATIONS

- A. The Site may be developed with a maximum of 660,000 square feet of gross floor area devoted to any commercial, non-residential use or uses allowed by right or under prescribed conditions in the MUDD zoning district, excluding retail sales and eating, drinking and entertainment establishments (Type 1 and Type 2), which are governed by paragraph B below, and a hotel use, which is governed by paragraph D below.
- B. The Site may be developed with a maximum of 10,000 square feet of gross floor area devoted to retail sales uses and to eating, drinking and entertainment establishments (Type 1 and Type 2). The gross floor area devoted to retail sales uses and to eating, drinking and entertainment establishments (Type 1 and Type 2) shall be in addition to the 660,000 square feet of gross floor area devoted to any commercial, non-residential use or uses allowed by right or under prescribed conditions in the MUDD zoning district described above in Paragraph A.
- C. The Site may be developed with a maximum of 440 residential dwelling units of all types permitted in the MUDD zoning district.
- D. The Site may be developed with a maximum of 150 hotel rooms.
- E. For purposes of these development limitations, the term "gross floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level. Parking for outdoor dining areas will be provided as required by the Ordinance.
- F. As provided in paragraph E above, the gross floor area of any structured parking facilities constructed on the Site shall not be considered or counted towards the maximum gross floor area or density allowed under paragraphs A through D above.
- V. TRANSPORTATION
- A. Vehicular access shall be as generally depicted on the Rezoning Plan. The placement and configuration of the access points are subject to any minor modifications required by the Charlotte Department of Transportation ("CDOT") and/or the North Carolina Department of Transportation ("NCDOT").
- B. Off-street vehicular parking shall meet the minimum requirements of the Ordinance. Parking may be located in surface parking lots or in structured parking facilities.
- C. The internal streets constructed within the Site shall be private streets. Cross sections for the internal private streets are set out on Sheet RZ-2 of the Rezoning Plan.
- D. The alignment of the internal private streets, vehicular circulation areas and the driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT and/or NCDOT in accordance with applicable published standards.

VI. ARCHITECTURAL AND DESIGN STANDARDS

- A. The maximum height of any building constructed on the Site shall be 240 feet.

VII. STREETScape/LANDSCAPING/SCREENING

- A. Petitioner shall install an 8 foot planting strip and a 6 foot sidewalk along the Site's frontage on Hamilton Street.
- B. Petitioner shall install planting strips and sidewalks along the internal private streets in accordance with the applicable cross sections set out on Sheet RZ-2 of the Rezoning Plan.
- C. Sidewalk connections to the adjoining public streets shall be provided as required by the Ordinance.
- D. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- E. Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side. Alternatively, such facilities may be located within or under the structures proposed to be constructed on the Site.

VIII. ENVIRONMENTAL FEATURES

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

IX. URBAN OPEN SPACE

- A. Urban open space shall be provided as required by the Ordinance.

X. SIGNS

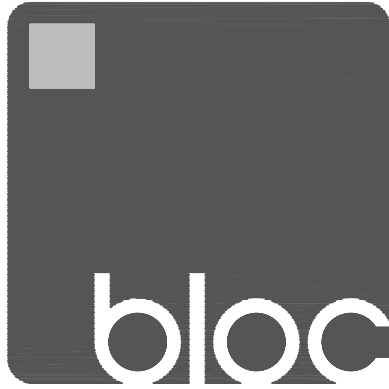
- A. All signs installed on the Site shall comply with the requirements of the Ordinance.

XI. LIGHTING

- A. All freestanding lighting fixtures installed on the Site (excluding street lights and lower, decorative lighting that may be installed along the driveways, sidewalks and parking areas) shall be fully capped and shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site. The maximum height of any freestanding lighting fixtures installed on the Site shall be 25 feet.
- B. Any lighting fixtures attached to the structures to be constructed on the Site shall be decorative, capped and downwardly directed.

XII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

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



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NO.	DATE	DESCRIPTION

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Mixed Use  
915 Hamilton Street,  
Charlotte, NC 28206  
  
Rezoning Petition#:  
xxxxxxx

DATE: 03/20/15	MPIC: WILL
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DRAWN BY: ESB	CHECKED BY: WILL
---------------	------------------

PROJECT NUMBER: 00150.01

SCALE: 1"=100'

TITLE:  
TECHNICAL DATA SHEET

SHEET NO.:

RZ-3