SKYHOUSE CHARLOTTE II, LLC.
DEVELOPMENT STANDARDS
9/18/15
REZONING PETITION NO. 2015-115

SITE DEVELOPMENT DATA:

--ACREAGE: ± .669 ACRES
--TAX PARCEL #S: 078-033-02
--EXISTING ZONING: UMUD
--PROPOSED ZONING: UMUD-O
--EXISTING USES: VACANT.
--PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN UMUD ZONING DISTRICT AND BY THE OPTIONAL PROVISIONS BELOW TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UMUD ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED AND RESTRICTED BELOW IN SECTION 3).
--MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT: AS ALLOWED BY THE UMUD ZONING DISTRICT.

** DEVELOPMENT STANDARDS/PROVISIONS NOT SPECIFICALLY LISTED (E.G. BUILDING HEIGHT) WILL BE GOVERNED BY THE STANDARDS OF THE UMUD ZONING DISTRICT.*

1. GENERAL PROVISIONS:

a. **SITE LOCATION**. THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEET RZ-1 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY SKYHOUSE CHARLOTTE II, LLC ("PETITIONER") FOR AN APPROXIMATELY .669 ACRE SITE LOCATED AT 620 N. CHURCH STREET (THE "SITE").

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

c. **GRAPHICS AND ALTERATIONS**. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS. THE LAYOUT, LOCATIONS, SIZES AND FORMULATIONS OF THE DEVELOPMENT/SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE.

d. **NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY**. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE WILL BE LIMITED TO ONE (1). ACCESSORY BUILDINGS AND STRUCTURES LOCATED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDING(S) TO WHICH SUCH THE ACCESSORY STRUCTURE/BUILDING SHALL RELATE.

e. **PLANNED/UNIFIED DEVELOPMENT**. THE SITE TOGETHER WITH THAT CERTAIN SITE LOCATED ADJACENT TO THE SITE AND DESIGNATED AS TAX PARCEL NO. 078-033-03 (THE "ADJACENT SKYHOUSE SITE") MAY BE VIEWED IN THE AGGREGATE AS A PLANNED/UNIFIED DEVELOPMENT PLAN AS TO THE ELEMENTS AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN AND THOSE DEPICTED ON THE APPLICABLE BUILDING PLANS FOR THE ADJACENT SKYHOUSE SITE. AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, AND OTHER SIMILAR ZONING STANDARDS, IF APPLICABLE, WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE AND THE ADJACENT SKYHOUSE SITE.

2. OPTIONAL PROVISIONS.
THE FOLLOWING OPTIONAL PROVISION SHALL APPLY TO THE SITE:

a. TO ALLOW BALCONIES TO EXTEND UP TO SEVEN (7) FEET INTO THE REQUIRED 16 FOOT SETBACK ALONG W. 9TH STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PROPOSED BALCONIES WILL MAINTAIN A MINIMUM CLEARANCE OF 15 FEET BETWEEN THE BOTTOM OF THE BALCONIES AND THE SIDEWALK ALONG W. NINTH STREET. THE UNDERSIDE OF THE BALCONIES DIRECTLY ABOVE THE SIDEWALK (2ND FLOOR BALCONIES) WILL BE FINISHED WITH MATERIALS THAT MATCH THE EXTERIOR FINISHES OF THE REMAINDER OF THE BUILDING, EXPOSED CONCRETE WILL NOT BE ALLOWED.

3. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS :

a. THE SITE MAY BE DEVELOPED WITH USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE UMUD ZONING DISTRICT TOGETHER WITH ACCESSORY USES AS ALLOWED IN THE UMUD ZONING DISTRICT, SUBJECT TO THE OPTIONAL PROVISIONS ABOVE.

4. ACCESS:

a. ACCESS TO THE SITE WILL BE FROM N. CHURCH STREET AND W. NINTH STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.

5. AMENDMENTS TO THE REZONING PLAN :

a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.

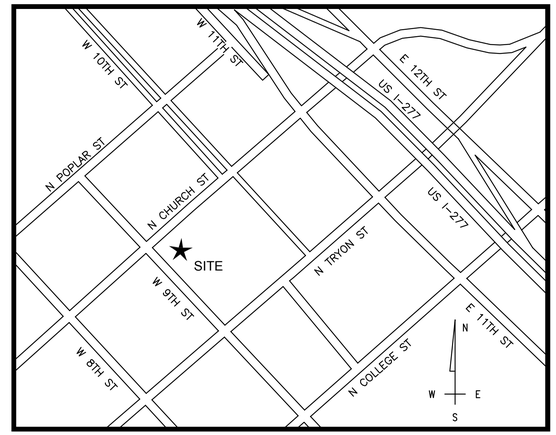
6. BINDING EFFECT OF THE REZONING APPLICATION :

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

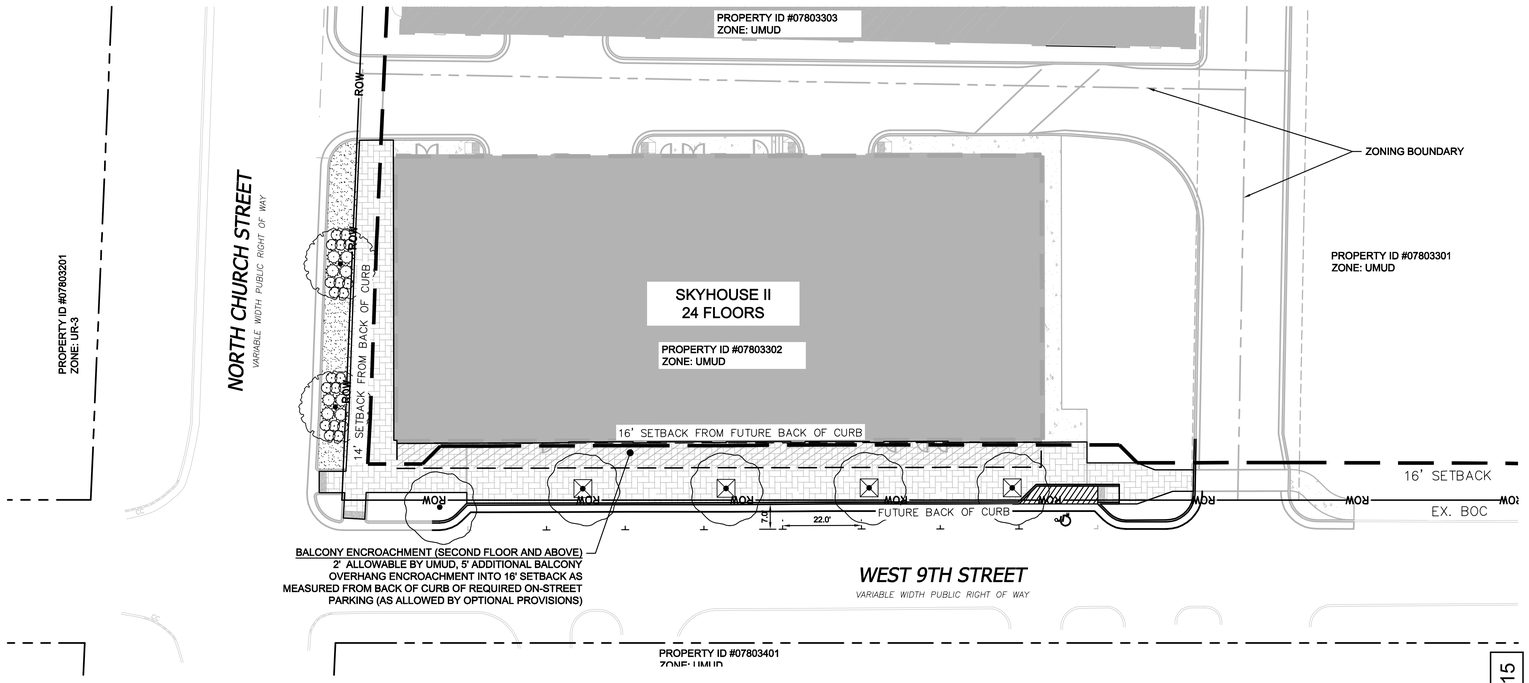
ZONING CODE SUMMARY

PROJECT NAME:	SKYHOUSE UPTOWN II	
OWNER:	SKYHOUSE CHARLOTTE II, LLC	
CLIENT NAME:	NOVARE GROUP	PHONE# (404) 815-1234
PLANS PREPARED BY:	KIMLEY-HORN AND ASSOCIATES	PHONE# (704)333-5131
TAX PARCEL ID:	07803302	
STREET ADDRESS:	620 NORTH CHURCH STREET	
EXISTING ZONING:	UMUD	
PROPOSED ZONING:	UMUD-O	
EXISTING LOT SIZE:	±0.67 ACRES	
JURISDICTION:	CITY OF CHARLOTTE	

LEGEND	
———	ZONING BOUNDARY
— — —	BUILDING/PARKING ENVELOPE
———	SETBACK/BUFFER LINE
ROW	RIGHT OF WAY



VICINITY MAP
NOT TO SCALE



PETITION NO. 2015-115

GRAPHIC SCALE IN FEET
0 10 20 40

811 Know what's **below.** **Call** before you dig.

Kimley»Horn
NC License #F-0102
2000 SOUTH BOULEVARD
SUITE 440
CHARLOTTE, NC 28203
PHONE: (704) 333-5131

© 2015

NO.	DATE	REVISIONS

CLIENT:
SKYHOUSE CHARLOTTE II, LLC
817 WEST PEACHTREE STREET,
SUITE 400
ATLANTA, GEORGIA 30308

PROJECT:
SKYHOUSE UPTOWN II
620 NORTH CHURCH STREET
CHARLOTTE, NC

TITLE:
TECHNICAL DATA SHEET

DESIGNED BY:	TEB
DRAWN BY:	DMH
CHECKED BY:	ECH
DATE:	7/10/2015
PROJECT#:	018176003

RZ-1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

LEGEND:

C&G - CURB & GUTTER
CB - CATCH BASIN
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
CWP - CROSSWALK POLE
DB. - DEED BOOK
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EN - EXISTING NAIL
EPH - EXISTING PUNCH HOLE
EU - END UNKNOWN
FH - FIRE HYDRANT
FP - FLAG POLE
GDP - GUARD POST
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUY WIRE
LMP - LAMP POST
LP - LIGHT POLE
MBX - MAILBOX
MB. - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
NPH - NEW PUNCH HOLE
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PKM - PARKING METER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG. - PAGE
PVC - PLASTIC PIPE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
S - SIGN
SBM - SOUTHERN BELL MANHOLE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
TB - TELEPHONE BOX
TERR. - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TSB - TRAFFIC SIGNAL BOX
TSP - TRAFFIC SIGNAL POST
UMH - UTILITY MANHOLE
WB - WATER BOX
WM - WATER METER
WMH - WATER MANHOLE
WV - WATER VALVE

LINE LEGEND:

EASEMENT
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SETBACK
SANITARY SEWER PIPE
STORM DRAIN PIPE
WOOD FENCE
CHAIN LINK FENCE

LEGAL DESCRIPTION:

That certain parcel or tract of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being all of the lands as described in Deed Book 11224, Page 459 all Deed and Map Books recorded in the Mecklenburg County Public Register of Deeds and being more particularly described as follows:

Commencing at an NGS Monument "McDowell" having NC NAD83(2011) ground coordinates of N: 541,237.40; E: 1,452,815.98; thence North 25°09'20" West a horizontal ground distance of 3,322.18 feet to an existing iron rod, situated on the northwesterly margin of North Tryon Street (a variable width public right-of-way), also being a common corner between the lands of 631 North Tryon, LLC as described in Deed Book 2141, Page 917 and shown on Map Book 56, Page 77, with the lands of David P. Dalton, Elizabeth D. Neale and Tryon Investments, LLC as described in Deed Book 11224, Page 459 and being the Point of Beginning; thence along the aforesaid northwesterly margin South 50°20'44" West a distance of 189.00 feet to a new iron rod, situated on the northeasterly margin of West 9th Street (a variable width public right-of-way); thence along the aforesaid northeasterly margin North 42°01'46" West a distance of 396.44 feet to an existing iron rod, situated on the southeasterly margin of North Church Street (a variable width public right-of-way); thence along the aforesaid southeasterly margin North 50°21'42" East a distance of 188.74 feet to an existing iron rod, situated on the southwesterly line of the aforesaid lands of 631 North Tryon, LLC; thence along the southwesterly line of the aforesaid lands South 42°04'01" East passing an existing iron rod at 241.52 feet for a total distance of 396.40 feet to the Point of Beginning; Containing 74,806 square feet or 1.7173 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated May 22, 2014 (Map File No. W-4571)(Project No.81337).

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "McDOWELL", ELEVATION = 681.79 FEET, NAVD 88.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. NORTH TRYON STREET IS SHOWN AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 30' FROM CENTERLINE.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
9. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF THE SUBJECT PROPERTY BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. AT THE TIME OF THE SURVEY THERE WERE NO WETLANDS DELINEATED BY APPROPRIATE AUTHORITIES.

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO: 14-07738CH, EFFECTIVE DATE: MAY 15, 2014

SCHEDULE B - II (EXCEPTIONS)

5. Cable Television Installation and Service Agreement recorded in Book 5013, page 320. (AFFECTS THE SUBJECT PROPERTY)(EASEMENT GENERAL IN NATURE)(NOT PLOTTABLE)

6. Easement and Memorandum of Agreement in favor of Time Warner Entertainment-Advance/Newhouse Partnership, Charlotte Division, doing business as Time Warner Cable recorded in Book 19627, page 564. (AFFECTS THE SUBJECT PROPERTY)(EASEMENT GENERAL IN NATURE)(NOT PLOTTABLE)

ZONING:

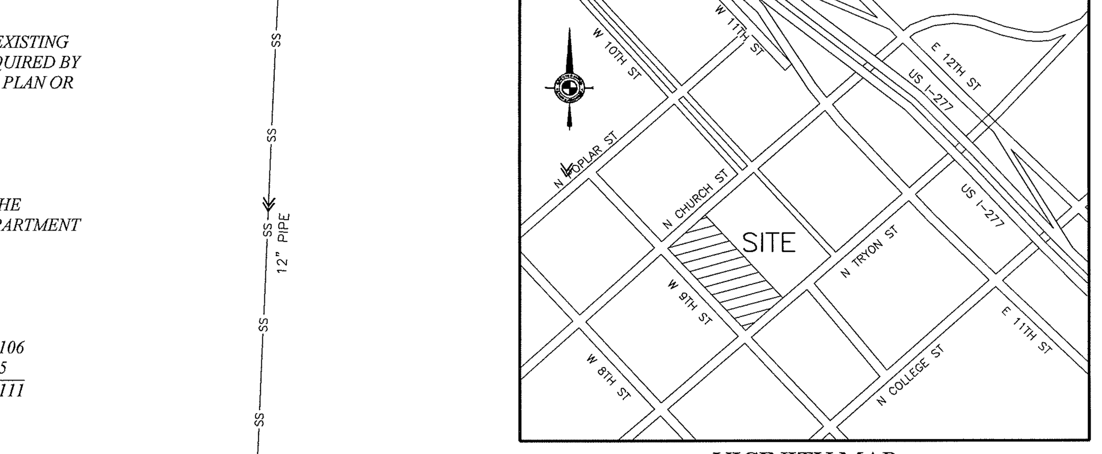
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: UMUD

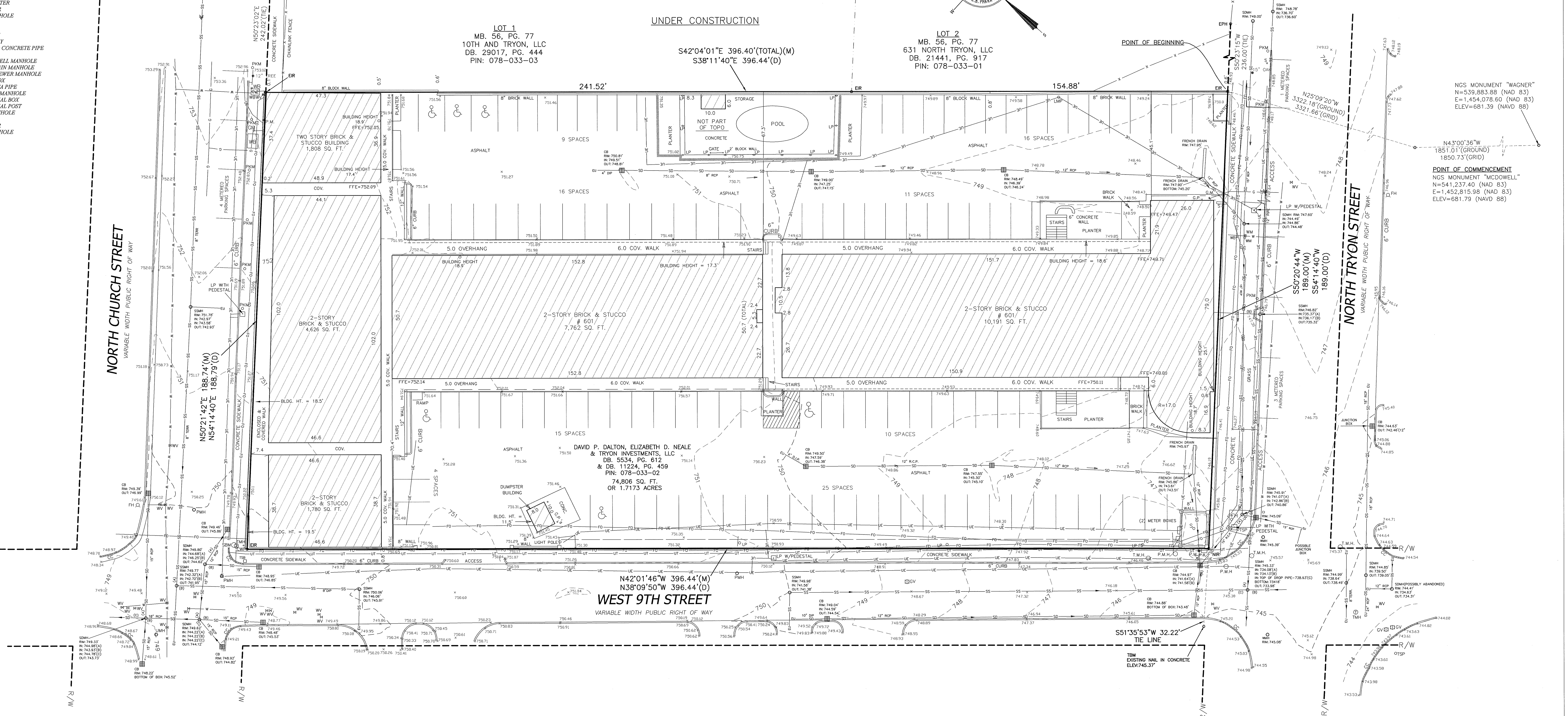
MINIMUM SETBACK: 14' FROM BACK OF EXISTING OR PROPOSED CURB, OR GREATER IF REQUIRED BY A CITY COUNCIL ADOPTED STREETSCAPE PLAN OR THE CHARLOTTE TREE ORDINANCE.
MINIMUM SIDE YARD: N/A
MINIMUM REAR YARD: N/A
MAXIMUM BUILDING HEIGHT: NONE

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

PARKING:

REGULAR PARKING SPACES	106
HANDICAPPED PARKING SPACES	5
TOTAL PARKING SPACES	111





AREA
74,806 SQ. FT. OR 1.7173 ACRES

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
1-888-757-6500

WATER & SEWER
CHAR.-MECK. UTILITY DEPT. (CMUD)
(704) 336-2564 WATER
(704) 357-6064 SEWER

GAS
PIEDMONT NATURAL GAS CO.
1-800-752-7504

CABLE TELEVISION
TIME WARNER CABLE
1-800-892-2253

811 Know what's **below.** **Call** before you dig.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GPS CERTIFICATION:

I, JUSTIN F. CLONINGER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1) CLASS OF SURVEY: A(1:10,000)
(2) POSITIONAL ACCURACY: N: 0.0075', E: 0.0080', EL: 0.0160'
(3) TYPE OF GPS FIELD PROCEDURE: ONLINE POSITION USER SERVICE AND REAL-TIME KINEMATIC
(4) DATES OF SURVEY: JULY 08, 2011 (PROJECT NO. 77395)
(5) DATUM/EPOCH: NAD 1983 (2011) & NAVD 88
(6) PUBLISHED/FIXED-CONTROL USE: NGS MONUMENT "MCDOWELL" N=541,237.40; E=1,452,815.98; ELEV=681.79
(7) GEOID MODEL: GEOID03
(8) COMBINED GRID FACTOR(S): 0.99984487
(9) UNITS: FEET

ALTA CERTIFICATION:

TO: SKYHOUSE DEVELOPMENT COMPANY, LLC; SKYHOUSE CHARLOTTE, LLC, A GEORGIA LIMITED LIABILITY COMPANY; COMPASS BANK; ATLANTIC CAPITAL BANK; PKY 601 N. TRYON, LLC A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B(1), 7C, 8, 9, 10A, 11A, 11B, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 22, 2014.

JUSTIN F. CLONINGER — DATE 7/23/14
NCPLS, L-4430
justinc@rbpharr.com

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014.
MAP NUMBER: 3710455400K

THIS IS TO CERTIFY THAT ON THE 23rd DAY OF JULY 20 14 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-4430 JUSTIN F. CLONINGER

REVISIONS			ALTA/ACSM LAND TITLE SURVEY FOR:		
CREW: KD	DRAWN: TLM	REVISED:	SCALE: 1" = 20'	DATE: 7/23/2014	FILE NO. W-4613 / JOB NO. 81598

ALTA/ACSM LAND TITLE SURVEY FOR:
SKYHOUSE DEVELOPMENT COMPANY, LLC
601 NORTH TRYON STREET
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
DEED REFERENCE: 11224-459
TAX PARCEL #: 078-033-02

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

NOW
OPEN
704.448.1033
Studio,
One, Two,
or Three
Bedroom
Apartment
Homes
FUTURE
RESIDENT
PARKING
SKYHOUSE
NOW
OPEN
SKYHOUSE