

**SURVEY DISCLAIMER**  
"ALTA/ASCM LAND TITLE SURVEY" SURVEY ISSUE DATE  
JUNE 9, 2015. PROVIDED BY A.G. ZOUTEWELLE; 1418 EAST  
FIFTH ST. CHARLOTTE, NC; 704-372-9444

**SITE DEVELOPMENT DATA**

TAX PARCEL NUMBER: 123-042-01; 02; 03; 04; 05; 07; 08; 09; 10; 11; 12; 13  
ACRES SITE AREA: 2.30 AC  
EXISTING ZONING: TOD - M, B - 1, AND MUDD - O  
PROPOSED ZONING: TOD - M - O  
EXISTING USES: MIXTURE OF RETAIL, OFFICE, PARKING  
PROPOSED USES: OFFICE/NON-RESIDENTIAL USES AS ALLOWED IN TOD-M. SEE SITE DEVELOPMENT DATA ON RZ-3.

**LEGEND:**

- PROPERTY LINE
- VEHICULAR ACCESS
- BUILDING ENVELOPES/  
BUILDING SETBACKS



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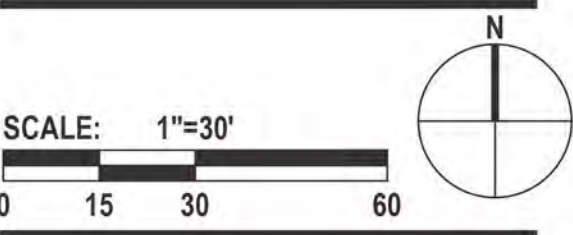
**COUSINS PROPERTIES**

**DC CHARLOTTE PLAZA**

**CONCEPTUAL SITE PLAN**

Project No.  
4432  
Issued  
09/09/2015

Revised



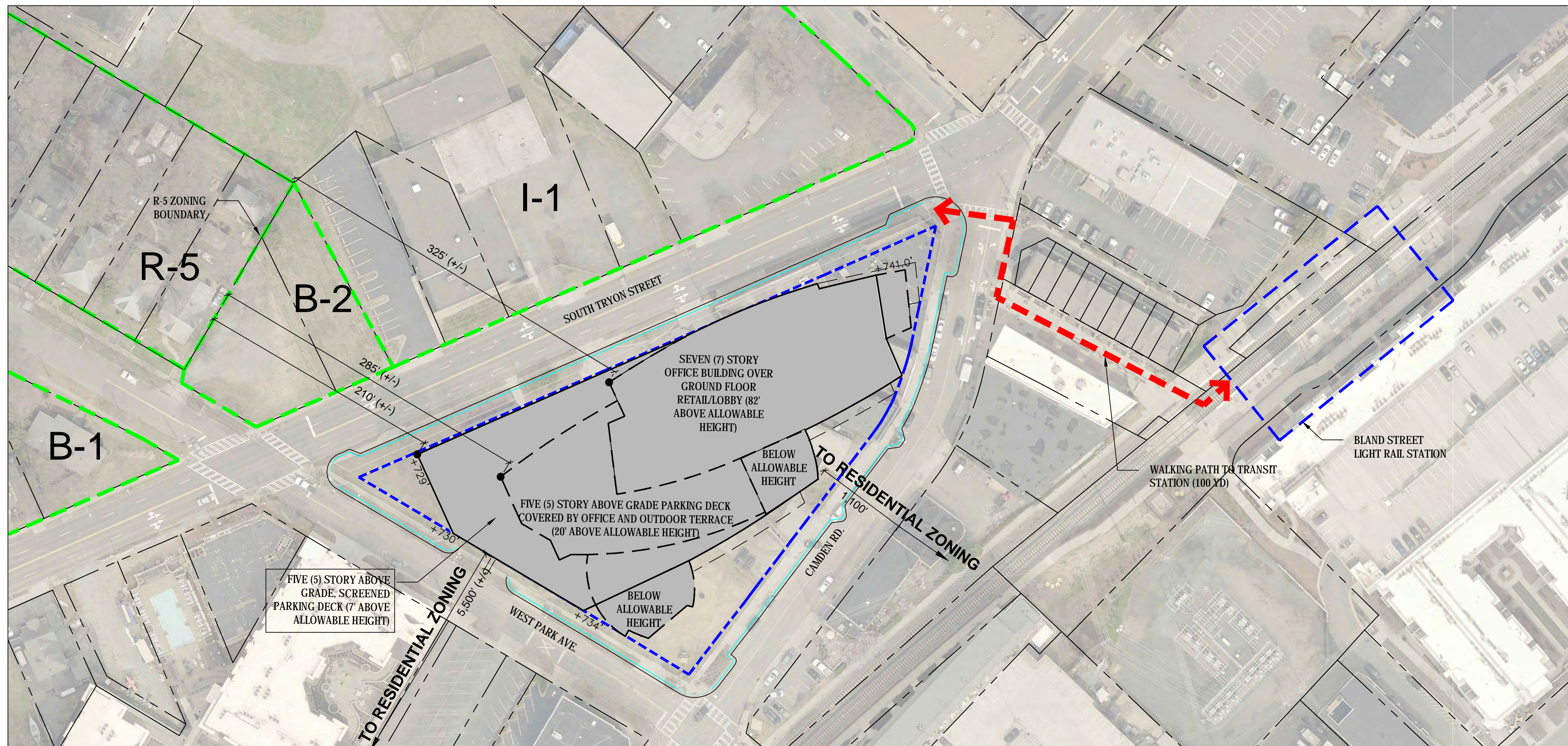
**RZ-1**

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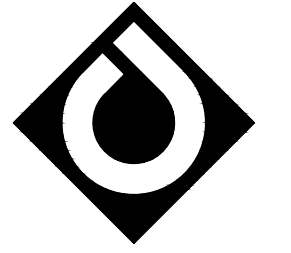
**PET # 2015 - XXX**





DESCRIPTION OF BUILDING HEIGHT:

THE DEVELOPMENT/REZONING PROPOSES OPTIONAL PROVISIONS (SEE SPECIFICS IN DEVELOPMENT STANDARDS) TO ALLOW A MAXIMUM BUILDING HEIGHT OF UP TO 37 FEET HIGHER THAN THE BUILDING HEIGHT ALLOWED IN THE TDM-O-M DISTRICT, AS MEASURED FROM AVERAGE GRADE AT THE BASE OF THE BUILDING ALONG EACH OF S. TRYON STREET, W. PARK AVENUE, AND CAMDEN ROAD, AND HEIGHTS FOR PORTIONS OF THE BUILDING FRONTING ON CAMDEN ROAD. THE CITY IS UNKNOWN ON THIS SHEET R-2.2, THIS REFLECTS A SCALE BACK OF THE BUILDING HEIGHT FROM THE WILMORE RESIDENTIAL ZONING WHICH IS CONTEMPLATED TO CONSIST OF: (i) 1-2 FLOORS OF UNDERGROUND PARKING & 4 - 5 FLOORS OF ABOVE GROUND PARKING CLOSEST TO W. PARK AVENUE, AND (ii) 7 FLOORS OF OFFICE USES ABOVE ONE GROUND LEVEL FLOOR OF NON-RESIDENTIAL USES & 2 FLOORS OF UNDERGROUND PARKING IN THE PORTION OF THE BUILDING CLOSEST TO THE INTERSECTION OF S. TRYON STREET AND CAMDEN ROAD.



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## COUSINS PROPERTIES

DC CHARLOTTE  
PLAZA

## DEVELOPMENT EXHIBITS

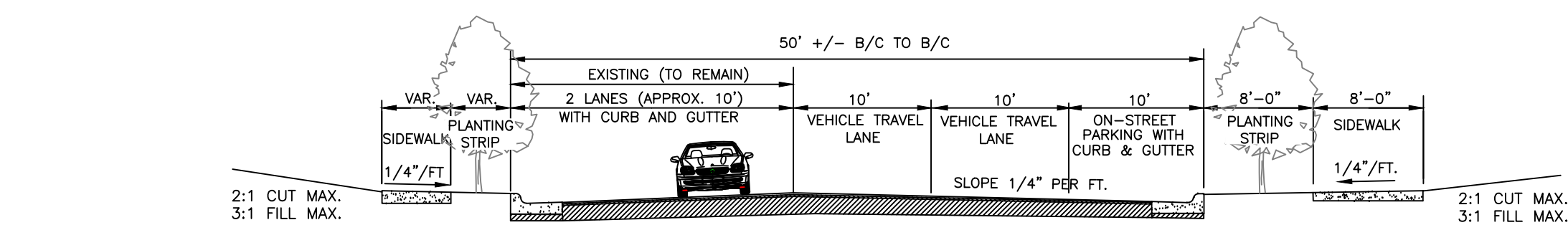
Project No.

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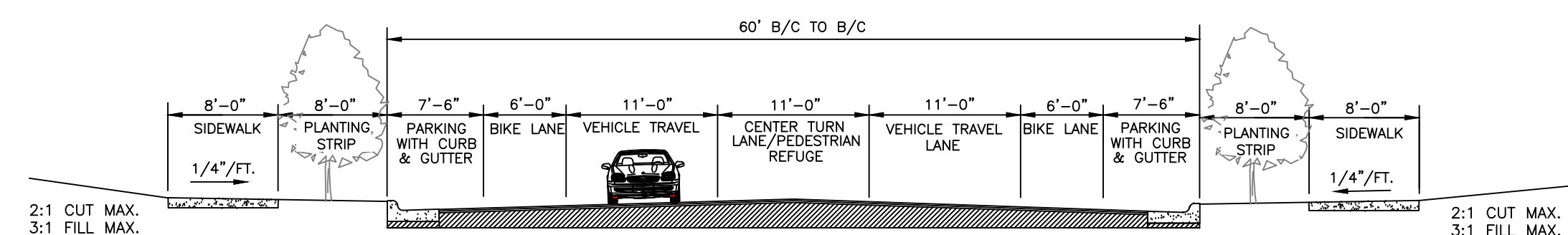
09/09/2015

Revised



**PROPOSED S. TRYON STREET SECTION (INTERIM CONDITION)**

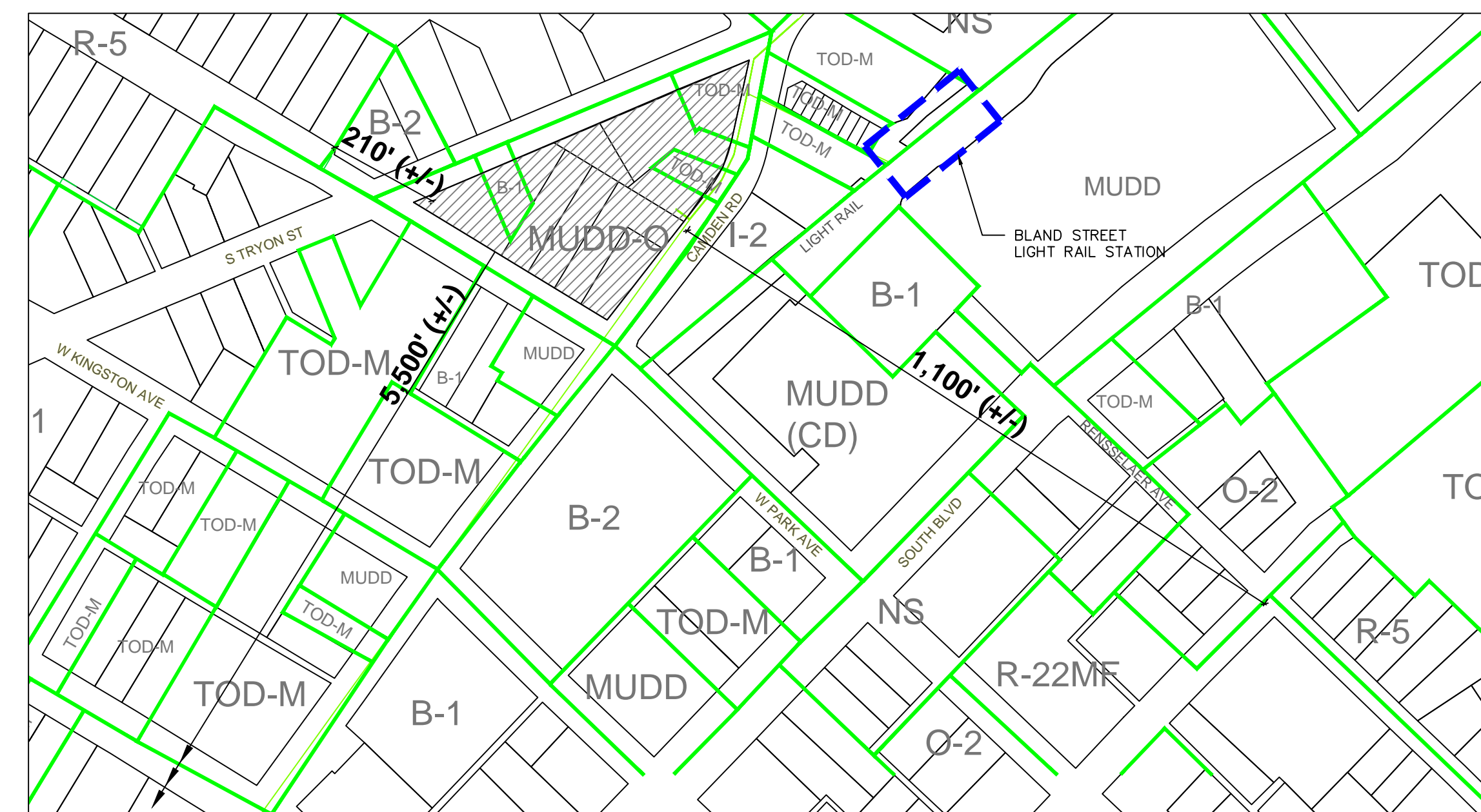
NOTE: PROPOSED PAVEMENT SECTIONS BASED ON CITY OF CHARLOTTE AND NCDOT REQUIREMENTS



2 PROPOSED S. TRYON STREET SECTION - FUTURE CONDITION PER SMALL AREA PLAN

NOTE: PROPOSED PAVEMENT SECTIONS BASED ON CITY OF CHARLOTTE AND NCDOT REQUIREMENTS

## SOUTH TRYON STREET CROSS SECTIONS



### ADJACENT ZONING AND DISTANCE TO RESIDENTIAL

RZ-2

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**SITE DEVELOPMENT DATA:**

- ACREAGE:** ± 2.30 ACRES
- TAX PARCEL #:** 123-042-01; 02; 03; 04; 05; 07; 08; 09; 10; 11; 12 AND 13
- EXISTING ZONING:** TOD-M, B-1, AND MUDD-O
- PROPOSED ZONING:** TOD-M-O
- EXISTING USES:** MIXTURE OF RETAIL, OFFICE AND PARKING
- PROPOSED USES:** USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE TOD-M-O ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3).
- MAXIMUM DEVELOPMENT LEVELS:** UP TO 285,000 SQUARE FEET OF GROSS FLOOR AREA (AS DEFINED IN SECTION 3 BELOW) OF OFFICE USES, WHICH SHALL INCLUDE VERTICALLY INTEGRATED GROUND FLOOR RETAIL, RESTAURANT, AND/OR PERSONAL SERVICES USES IN AN AMOUNT NOT TO EXCEED 25,000 SQUARE FEET OF GROSS FLOOR AREA OF THE TOTAL 285,000 SQUARE FEET OF USES, AND SUCH OTHER ACCESSORY USES PERMITTED IN THE TOD-M-O ZONING CLASSIFICATION, INCLUDING, WITHOUT LIMITATION CAFETERIA SPACE, AUDITORIUM SPACE AND SIMILAR USES, ALL AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 3.
- MAXIMUM BUILDING HEIGHT:** A MAXIMUM BUILDING HEIGHT OF UP TO 37 FEET HIGHER THAN THE BUILDING HEIGHT ALLOWED IN THE TOD-M-O DISTRICT, AS MEASURED FROM AVERAGE GRADE AT THE BASE OF THE BUILDING ALONG EACH OF S. TRYON STREET, W. PARK AVENUE AND CAMDEN ROAD AND AS ALLOWED BY THE OPTIONAL PROVISIONS SET FORTH BELOW, WHICH, AS SHOWN ON SHEET RZ-2, REFLECTS A SCALE BACK OF THE HEIGHT OF THE BUILDING FROM THE WILMORE RESIDENTIAL ZONING LOCATED DOWN W. PARK AVENUE CONTEMPLATED TO INCLUDE: (i) 1½-2 FLOORS OF UNDERGROUND PARKING & 4½-5 FLOORS OF ABOVE GROUND PARKING CLOSEST TO W. PARK AVENUE; AND (ii) 7 FLOORS OF OFFICE USES ABOVE ONE GROUND LEVEL FLOOR OF NON-RESIDENTIAL USES & 2 FLOORS OF UNDERGROUND PARKING, IN THE PORTION OF THE BUILDING CLOSEST TO THE INTERSECTION OF S. TRYON STREET AND CAMDEN ROAD.

-**PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE TOD-M-O ZONING CLASSIFICATION.

**1. GENERAL PROVISIONS:**

- SITE LOCATION:** THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ-1, RZ-2 AND RZ-3 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY COUSINS PROPERTIES ("PETITIONER") TO ACCOMMODATE DEVELOPMENT OF AN OFFICE BASED DEVELOPMENT ON AN APPROXIMATELY 2.30 ACRE SITE LOCATED AT THE INTERSECTION OF S. TRYON STREET, CAMDEN ROAD AND W. PARK AVENUE (THE "SITE").
- 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 TOD-M-O ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
- GRAPHICS AND ALTERATIONS/MODIFICATIONS:** 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.

SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION 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:

- EXPRESSLY PERMITTED BY THE REZONING PLAN (IT IS UNDERSTOOD THAT IF A MODIFICATION IS EXPRESSLY PERMITTED BY THE REZONING PLAN IT IS DEEMED A MINOR MODIFICATION FOR THE PURPOSES OF THESE DEVELOPMENT STANDARDS); OR,
- MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN, SUCH AS MINOR MODIFICATIONS TO THE CONFIGURATIONS OF THE 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 REZONING PLAN; OR
- 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 BUTTER AREAS, IF APPLICABLE INDICATED ON SHEET RZ-1; OR
- 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 REZONING PLAN.

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 ORDINANCE.

- NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY:** 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 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 DESIGN AS THE PRINCIPAL BUILDING(S) LOCATED ON THE SITE AS THE ACCESSORY STRUCTURE/BUILDING.

- 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 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.

**2. OPTIONAL PROVISIONS**

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

- MAXIMUM BUILDING HEIGHT WITHIN TOD-M:** TO ALLOW THE HEIGHT OF THE PRINCIPAL BUILDING CONSTRUCTED ON THE SITE TO EXCEED THE ALLOWED MAXIMUM BUILDING HEIGHT OF THE TOD-M ZONING DISTRICT BY 37 FEET, AS MEASURED FROM THE AVERAGE GRADE AT THE BASE OF THE BUILDING ALONG EACH OF S. TRYON STREET, W. PARK AVENUE AND CAMDEN ROAD, WHICH, AS SHOWN ON SHEET RZ-2, REFLECTS A SCALE BACK OF THE HEIGHT OF THE BUILDING FROM THE WILMORE RESIDENTIAL ZONING LOCATED DOWN W. PARK AVENUE CONTEMPLATED TO INCLUDE: (i) 1½ FLOORS OF UNDERGROUND PARKING & 4½ FLOORS OF ABOVE GROUND PARKING CLOSEST TO W. PARK AVENUE; AND (ii) 7 FLOORS OF OFFICE USES ABOVE ONE GROUND LEVEL FLOOR OF NON-RESIDENTIAL USES & 2 FLOORS OF UNDERGROUND PARKING, IN THE PORTION OF THE BUILDING CLOSEST TO THE INTERSECTION OF S. TRYON STREET AND CAMDEN ROAD.
- BUILDING HEIGHT FROM SINGLE-FAMILY RESIDENTIAL ZONING:** TO ALLOW PORTIONS OF THE PROPOSED BUILDING TO EXCEED THE ALLOWED BUILDING HEIGHT FROM SINGLE-FAMILY RESIDENTIAL ZONING, AS MEASURED FROM THE SHORTEST DISTANCE BETWEEN EXISTING SINGLE-FAMILY ZONING AND THE BUILDING EDGES, IN THE MANNER SET FORTH ON SHEET RZ-2, WHICH REFLECTS A SCALE BACK OF THE HEIGHT OF BUILDING FROM WILMORE RESIDENTIAL ZONING LOCATED DOWN W. PARK AVENUE CONTEMPLATED TO INCLUDE: (i) 1½ FLOORS OF UNDERGROUND PARKING & 4½ FLOORS OF ABOVE GROUND PARKING CLOSEST TO W. PARK AVENUE; AND (ii) 7 FLOORS OF OFFICE USES ABOVE ONE GROUND LEVEL FLOOR OF NON-RESIDENTIAL USES & 2 FLOORS OF UNDERGROUND PARKING, IN THE PORTION OF THE BUILDING CLOSEST TO THE INTERSECTION OF S. TRYON STREET AND CAMDEN ROAD.
- MECHANICAL EQUIPMENT SCREEN:** IN ORDER TO ENSURE COMPLIANCE WITH APPLICABLE ORDINANCE PROVISIONS, IF NEEDED, TO ALLOW ROOF TOP MECHANICAL EQUIPMENT SCREENS LOCATED ON THE ROOF OF THE BUILDING, AND WHEN LOCATED A MINIMUM OF 30 FEET AWAY FROM THE EDGE OF THE BUILDING'S PARAPET WALL (I.E. LOCATED AWAY FROM THE BUILDING'S EXTERIOR BUILDING FACE AND TOWARD THE CENTER OF THE ROOF) TO NOT BE USED WHEN DETERMINING ALLOWED BUILDING HEIGHT PER THE OPTIONAL PROVISIONS 2A. AND B. ABOVE AND OTHERWISE WHEN DETERMINING ALLOWED BUILDING HEIGHT UNDER THIS REZONING PLAN.
- NON-STRUCTURED PARKING USES:** TO ALLOW URBAN OPEN SPACE AREAS LOCATED BETWEEN THE PARKING STRUCTURE PORTION OF THE BUILDING AND W. PARK AVENUE AND S. TRYON STREET TO BE USED FOR THE PURPOSE OF COMPLYING WITH SECTION 9.1208(6)(L) OF THE ORDINANCE DEALING WITH PERCENTAGE OF LINEAR STREET FRONTAGE DEVOTED TO NON-STRUCTURED PARKING USES.
- DETACHED SIGNS:** IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW ONE DETACHED GROUND MOUNTED SIGN ALONG EACH PUBLIC STREET FRONTAGE UP TO 10 FEET IN HEIGHT AND CONTAINING UP TO 75 SQUARE FEET OF SIGN AREA.
- WALL SIGNS:** IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW WALL SIGNS LOCATED ABOVE THE FOURTH FLOOR OF THE BUILDING TO HAVE UP TO 220 SQUARE FEET OF SIGN SURFACE AREA PER WALL OR 10% OF THE WALL AREA, TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS.  
*NOTE: THE OPTIONAL PROVISIONS REGARDING SIGNS ARE ADDITIONS/MODIFICATIONS TO THE STANDARDS FOR SIGNS IN THE TOD DISTRICT AND ARE TO BE USED WITH THE REMAINDER OF TOD STANDARDS FOR SIGNS NOT MODIFIED BY THESE OPTIONAL PROVISIONS.*
- 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 IN SECTION 3.

**3. PERMITTED USES & DEVELOPMENT AREA LIMITATIONS:**

- IN ADDITION TO OTHER DEVELOPMENT PERMITTED ON THE SITE AS DESCRIBED IN THIS SECTION 3, THE PRINCIPAL BUILDING CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 285,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE USES, WHICH SHALL INCLUDE VERTICALLY INTEGRATED GROUND FLOOR RETAIL, RESTAURANT, AND/OR personal services uses in an amount not to exceed 25,000 square feet of gross floor area of the total 285,000 square feet of uses, and such other accessory uses permitted in the TOD-M-O zoning classification, including, without limitation cafeteria space, auditorium space and similar uses.  
*FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH IN THESE DEVELOPMENT STANDARDS (BUT NOT TO BE CONSTRUED AS A LIMITATION ON FAR REQUIREMENTS), THE TERM "GROSS FLOOR AREA" OR "GFA" 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 CRANE SPACES), OUTDOOR DINING AREAS WHETHER ON THE ROOF OF THE BUILDINGS) OR AT STREET LEVEL (PARKING FOR OUTDOOR DINING AREAS WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE OR THESE DEVELOPMENT STANDARDS).*

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, SPAS, YOGA AND EXERCISE STUDIOS, NAIL SALONS, MARTIAL ART TRAINING STUDIOS, LAUNDRIES AND DRY CLEANING ESTABLISHMENTS, LOCKSMITHS, FUNERAL HOMES AND ALIKE).

**4. TRANSPORTATION IMPROVEMENTS AND ACCESS:**

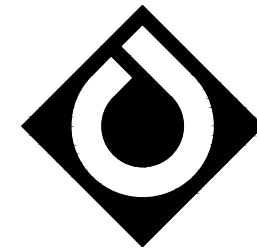
**I. PROPOSED IMPROVEMENTS:**

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, THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:

- IMPROVEMENTS TO W. PARK AVENUE:** AS REFLECTED ON SHEET RZ-1, INSTALL AN WESTBOUND LEFT TURN LANE ON W. PARK AVENUE.
- STANDARDS, PHASING AND OTHER PROVISIONS:**
  - CDOT 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 SOUTH END AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.
  - ALTERNATIVE IMPROVEMENTS:** CHANGES TO THE ABOVE REFERENCED ROADWAY IMPROVEMENT(S) CAN BE APPROVED THROUGH THE ADMINISTRATIVE AMENDMENT PROCESS UPON DETERMINATION AND APPROVAL/AGREEMENT OF PETITIONER, THE PLANNING DIRECTOR, AND AS APPLICABLE, NCDOT, PROVIDED, HOWEVER, THE PROPOSED ALTERNATE TRANSPORTATION IMPROVEMENTS PROVIDE (IN THE AGGREGATE) COMPARABLE TRANSPORTATION NETWORK BENEFITS TO THE IMPROVEMENTS IDENTIFIED IN THIS PETITION.

**III. ACCESS & STREETS:**

- VEHICULAR ACCESS TO THE SITE WILL BE FROM W. PARK AVENUE, ALL AS GENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO ADJUSTMENTS AS SET FORTH BELOW.
- THE EXACT ALIGNMENT, DIMENSIONS AND LOCATIONS OF THE ACCESS POINTS TO THE SITE AND THE DRIVEWAYS 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 ARE MET.
- PARKING AREAS, ACCESS AND CIRCULATION DESIGN GUIDELINES:**
  - BUILDING MATERIALS ASSOCIATED WITH FACADES ON PARKING STRUCTURES THAT ARE GENERALLY COMPATIBLE IN QUALITY WITH ADJOINING BUILDINGS, PLAZAS AND STREETSCAPES WILL BE CREATED, TAKING INTO CONSIDERATION DIFFERENCES ASSOCIATED WITH PARKING STRUCTURES.
  - 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 DECORATIVE SCREENING.
  - ON-SITE LOADING DOCKS AND WASTE AREAS SHALL BE SEPARATED AND/OR SCREENED FROM VIEW AT GROUND LEVEL FROM PRIMARY BUILDING ENTRANCES.
  - PEDESTRIAN ACCESS AND CIRCULATION DESIGN, OPEN SPACE AND GUIDELINES:**
    - ALONG THE SITE'S STREETS, THE PETITIONER WILL PROVIDE A SIDEWALK AND A CROSS-WALK NETWORK THAT LINKS THE BUILDING(S), PARKING AREAS AND AREAS OF INTEREST ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC 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 ADJACENT PUBLIC STREETS.
    - PUBLIC OPEN SPACE AREAS IN EXCESS OF THE AMOUNT REQUIRED BY THE TOD-M ZONING DISTRICT WILL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN AND SAID OPEN SPACE AREAS SHALL CONTAIN IN THE AGGREGATE NO LESS THAN 4,000 SQUARE FEET. THESE PUBLIC OPEN SPACE AREAS WILL CONTAIN SEATING AREAS AND LANDSCAPED AREAS. ADDITIONAL ELEMENTS/AMENITIES MAY ALSO BE PROVIDED WITHIN THE PUBLIC OPEN SPACE AREAS SUCH AS BUT NOT LIMITED TO: ART WORK, WATER FEATURES, TRELLISES, GAZEBOs, LIGHTING (INCLUDING SPECIALTY LIGHTING) AND THE LIKE.
  - SIGNAGE:**
    - SIGNAGE AS ALLOWED BY THE ORDINANCE AND BY THE OPTIONAL PROVISIONS LISTED ABOVE MAY BE PROVIDED IN ADDITION TO THE SIGNAGE OTHERWISE ALLOWED IN THIS SECTION.**
    - LIGHTING:**
      - 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.
      - DETACHED LIGHTING ON THE SITE, EXCEPT DECORATIVE LIGHTING OR ART WORK THAT UTILIZES LIGHTING ELEMENTS WHEN LOCATED IN THE PUBLIC OPEN SPACE AREAS AND STREET LIGHTS LOCATED ALONG PUBLIC STREETS, WILL BE LIMITED TO 20 FEET IN HEIGHT.
    - AMENDMENTS TO THE REZONING PLAN:**
      - 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 OR PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS HEREIN AND OF CHAPTER 6 OF THE ORDINANCE.
    - BINDING EFFECT OF THE REZONING APPLICATION:**
      - 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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## COUSINS PROPERTIES

## DC CHARLOTTE PLAZA

## DEVELOPMENT NOTES

Project No.

4432

Issued

09/09/2015

Revised

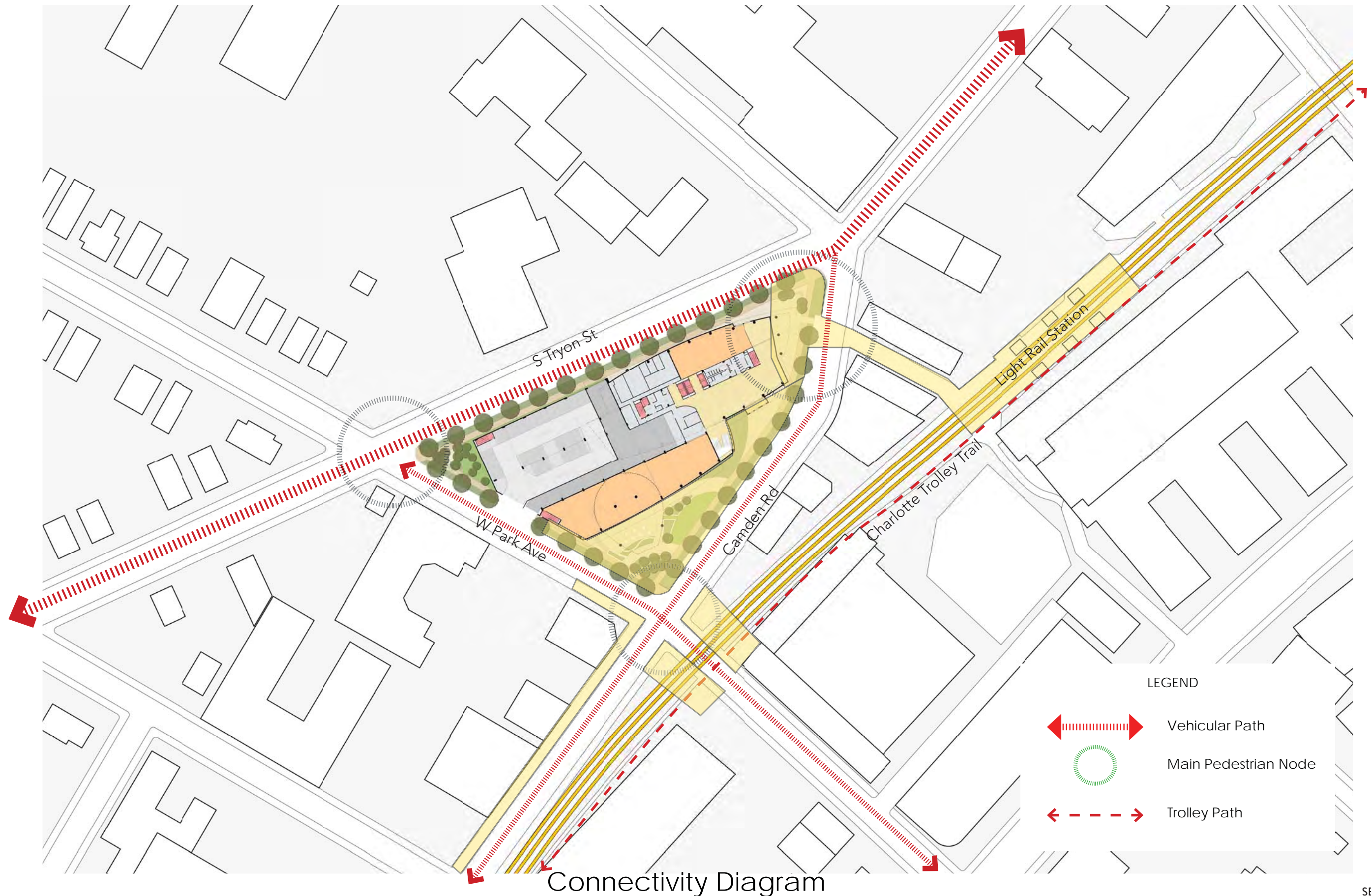
## RZ-3

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## PET # 2015 - XXX





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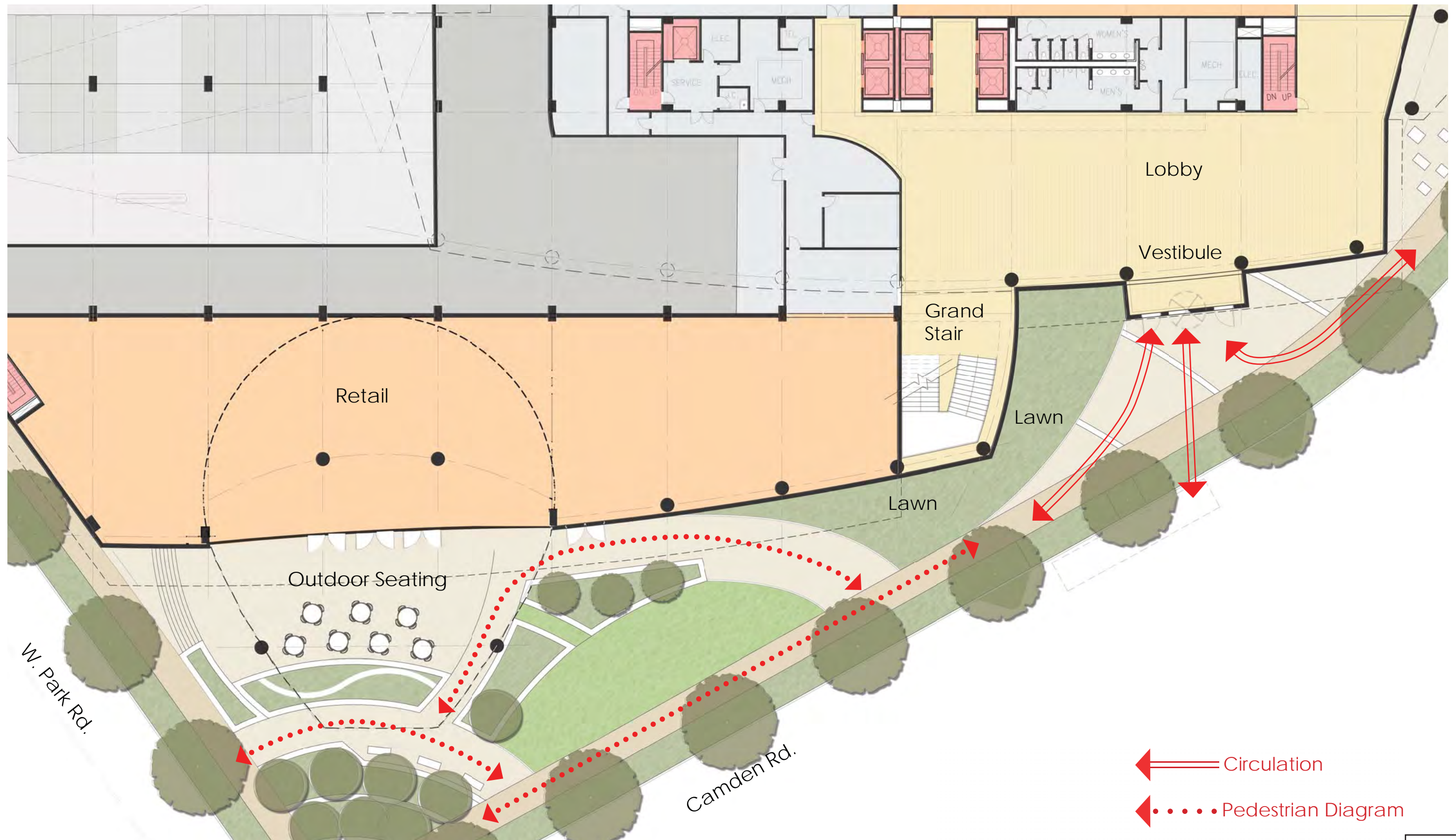




Ground Floor Plan

RZ-5

SEPTEMBER 30, 2015





 Circulation  
 Pedestrian Diagram

RZ-6

SEPTEMBER 30, 2015

Lobby Access Emphasis



Dark Color Wood Panel

Light Color Wood Panel

Aluminum Mullions

Mechanical Screen

Dark Color Wood Panel

Glass

Dark Color Wood Panel

W. Park Rd.

Retail Seating Area

Stone Base at Retail

Lobby Entrance

Tryon St.

## Camden Road Elevation

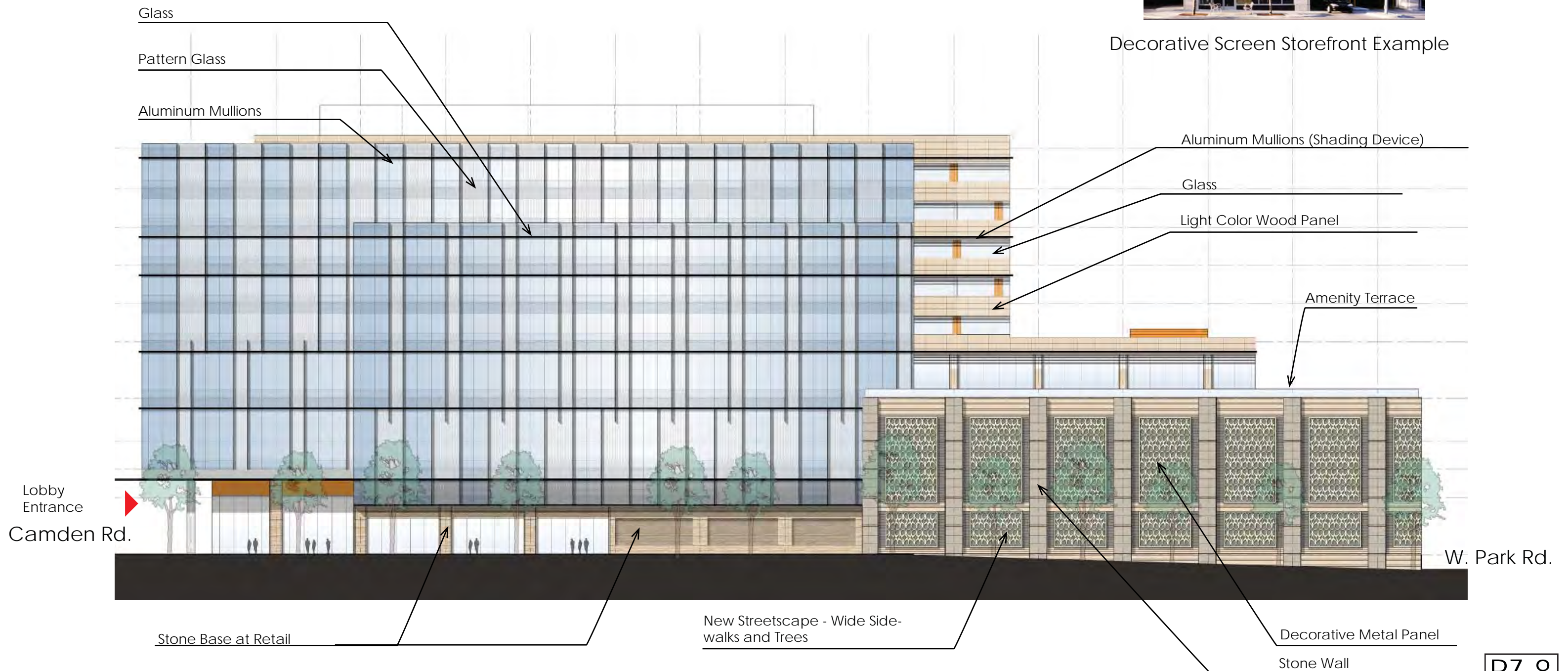
RZ-7

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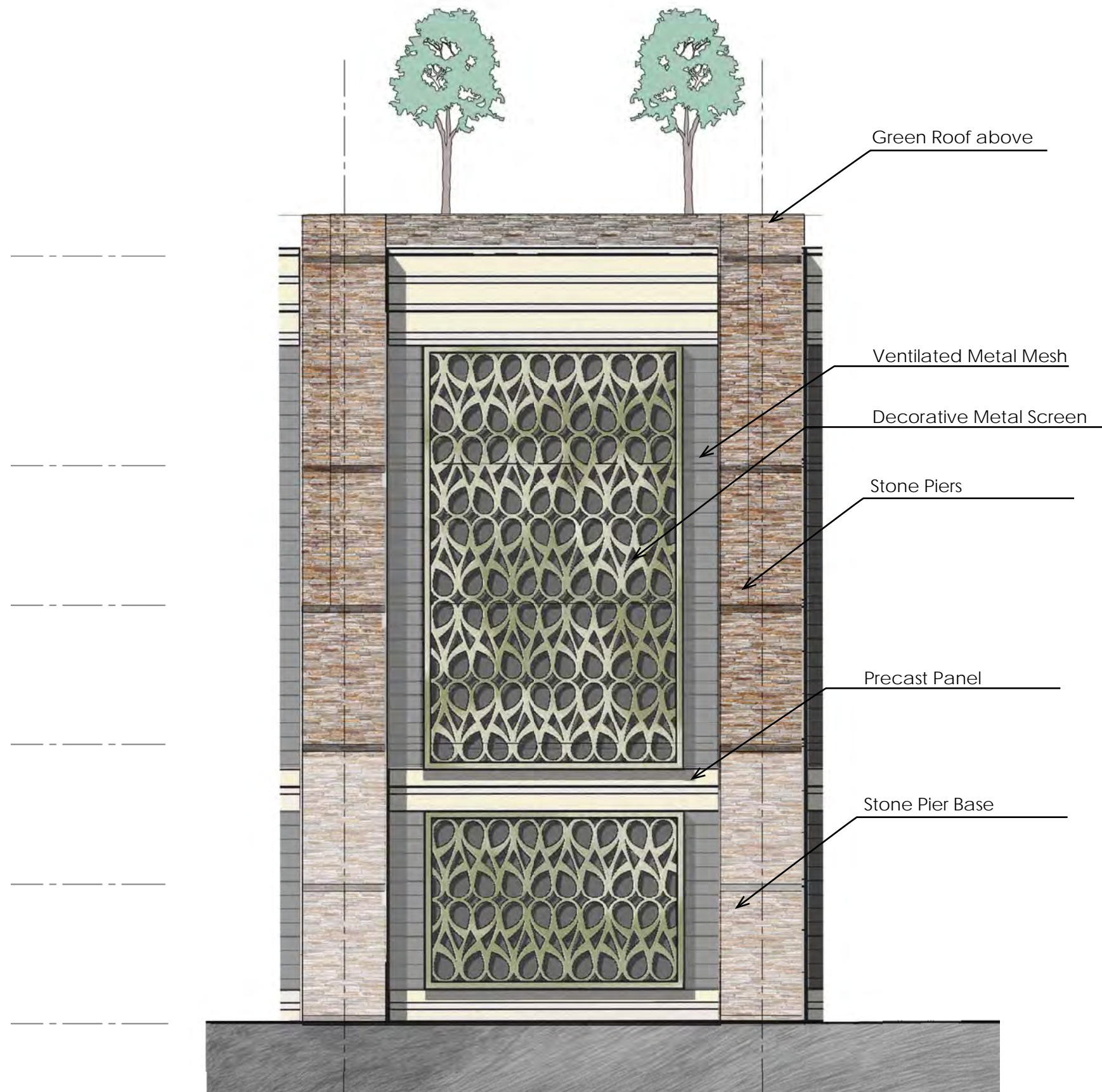
Decorative Screen Storefront Example



Tryon Street Elevation

DC CHARLOTTE PLAZA - CHARLOTTE, NC



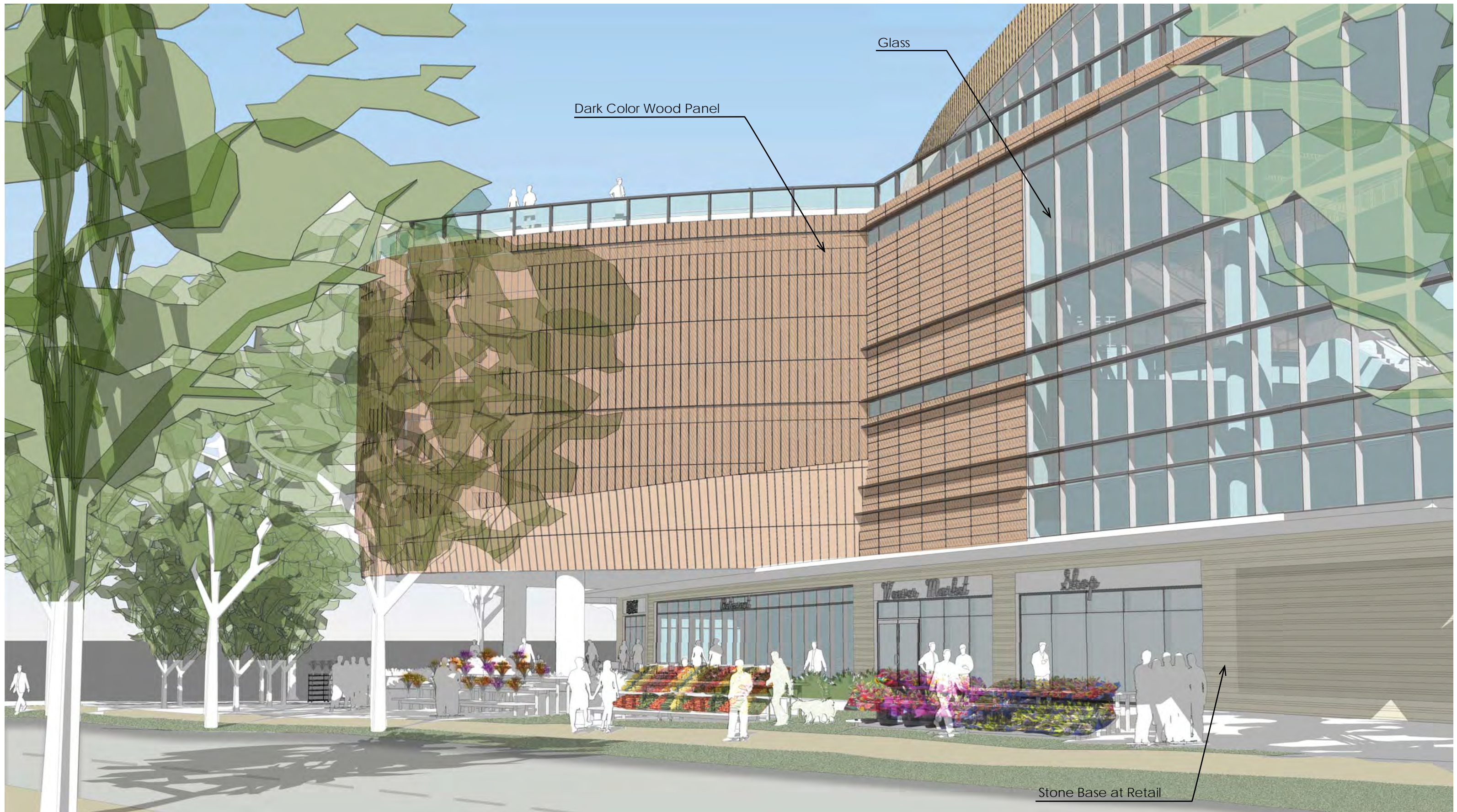


Typical Garage Detail

RZ-9

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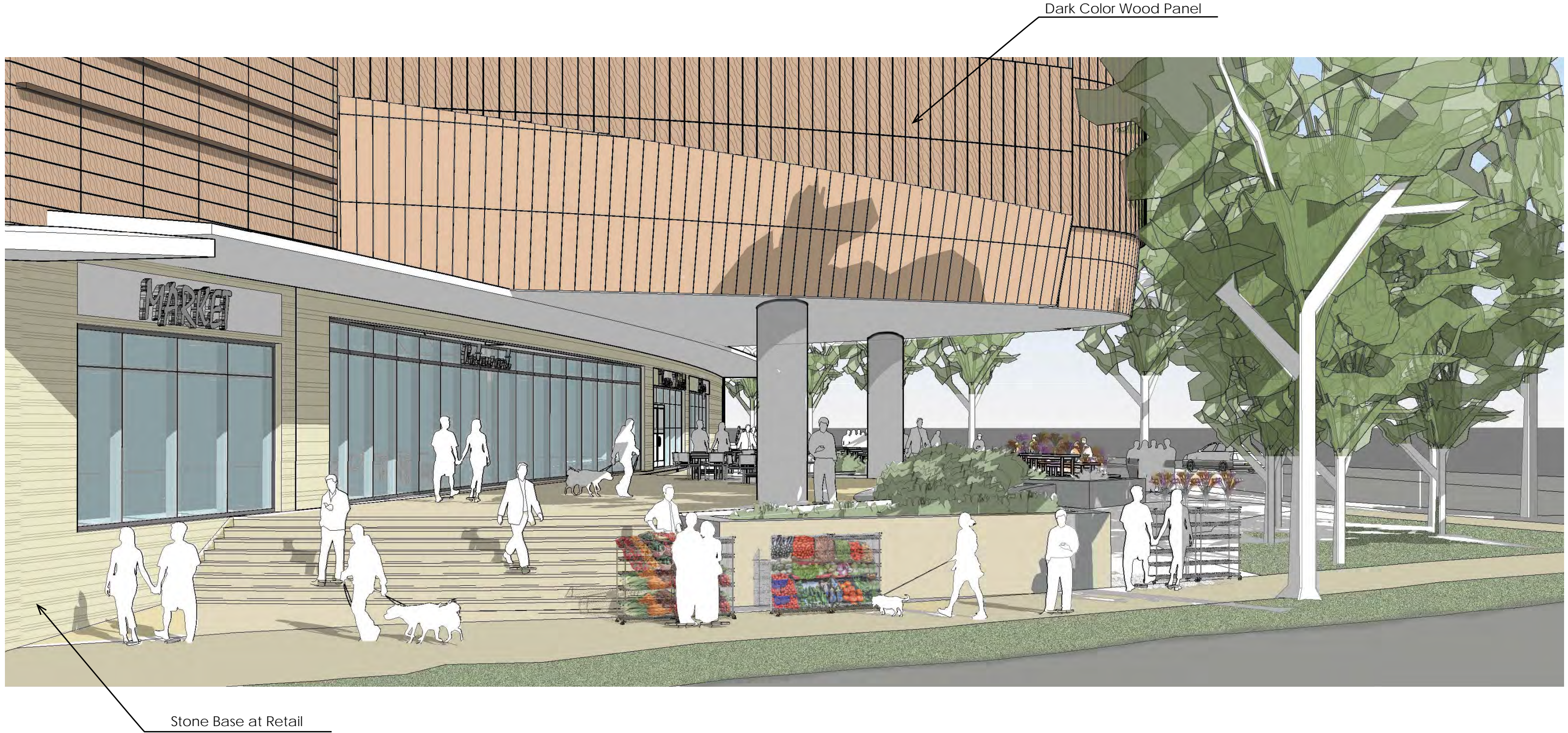


View of Plaza from Camden Road

RZ-10

SEPTEMBER 30, 2015





View of Plaza from West Park Road

RZ-11

SEPTEMBER 30, 2015