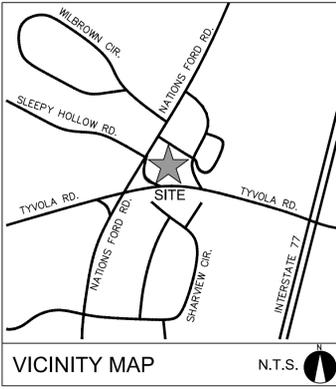


DEVELOPMENT DATA TABLE

SITE ACREAGE:	1.793 AC
TAX PARCEL:	169-121-12
EXISTING ZONING:	CC (1997-015)
PROPOSED ZONING:	MUDD-O WITH 5 YEAR VESTED RIGHTS
PROPOSED USE:	THE DEVELOPMENT MAY INCLUDE THE FOLLOWING USES: (NUMBERS PROVIDED ARE THE MAXIMUM THAT MAY BE CONSTRUCTED)
RETAIL:	+10,000 SF
OFFICE:	+1,000 SF
STORAGE:	+80,000 SF
TOTAL:	+91,000 SF
MAX. BUILDING HEIGHT:	5 STORIES AND NOT TO EXCEED 60' AS DEFINED BY THE ORDINANCE
MAX. # OF BUILDINGS:	1 BLDG.
# OF PARKING SPACES:	50 MINIMUM
OPEN SPACE REQUIREMENTS:	PER ORDINANCE



TRULIAN FEDERAL CREDIT UNION
 PID: 169-121-11
 USE: COMMERCIAL
 ZONING: CC

PARKING LOT SCREENING SHRUBS SHALL BE PROVIDED IN ACCORDANCE WITH ORDINANCE REQUIREMENTS

PETITIONER SHALL INSTALL TWO NEW ACCESSIBLE RAMPS IN THIS GENERAL LOCATION. FINAL DESIGN AND DETAILS TO BE COORDINATED WITH CDOT DURING THE PERMIT PROCESS

2. GENERAL PROVISIONS

- A. THE FOLLOWING DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLANS FILED BY THE PETITIONER, TO ACCOMMODATE THE DEVELOPMENT OF SELF-STORAGE, OFFICE, RETAIL, RESTAURANTS AND ASSOCIATED PARKING ON 1 PARCEL, APPROXIMATELY 1.793 ACRES AT THE INTERSECTION OF NATIONS FORD ROAD AND TYVOLA ROAD.
- B. SITE DEVELOPMENT WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE, UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS THAN THE REGULATION UNDER THE ORDINANCE FOR MUDD ZONING CLASSIFICATION SHALL GOVERN.

3. OPTIONAL PROVISIONS

- A. ALLOW SURFACE PARKING AND MANEUVERING BETWEEN THE PERMITTED USE AND THE REQUIRED SETBACK ALONG TYVOLA ROAD. IN AREAS WHERE THIS OCCURS, THE PETITIONER COMMITS TO A COMBINATION OF TREE SAVE AND SUPPLEMENTAL PLANTING BETWEEN THE PARKING AREA AND THE PUBLIC RIGHT OF WAY. THESE IMPROVEMENTS MAY OCCUR WITHIN THE 35' SETBACK ON TYVOLA ROAD. THE PETITIONER COMMITS TO ENHANCED LANDSCAPING IN THESE AREAS EQUIVALENT TO THE STANDARDS OF A 35' CLASS-D BUFFER.
- B. THE OWNER MAY PROVIDE UP TO TWO (2) ADDITIONAL DETACHED SIGNS IN ADDITION TO THE SIGNAGE PERMITTED BY THE ORDINANCE FOR THE SUBJECT PROPERTIES MUDD-O ZONING. EACH OF THESE TWO ADDITIONAL SIGNS WILL BE RESTRICTED TO AN 8' MAXIMUM HEIGHT, AND AN AREA OF 65 SQUARE FEET OR LESS OF SIGNAGE.

4. ACCESS EASEMENTS

- A. THE SITE WILL BE ACCESSED FROM A PRIVATE SHARED DRIVE THAT CONNECTS TO NATIONS FORD ROAD, FOR WHICH AN ACCESS EASEMENT WITH THE OVERALL DEVELOPMENT HAS BEEN ESTABLISHED. THIS REZONING PETITION DOES NOT COMMIT TO ANY IMPROVEMENTS OR ANY PERIMETER PUBLIC STREETS.

5. ARCHITECTURAL STANDARDS

- A. THE PROPOSED BUILDING SHALL NOT EXCEED 5 STORIES AND NOT TO EXCEED 60' IN HEIGHT AS DEFINED BY THE ORDINANCE.
- B. THE BUILDING MATERIALS WILL BE A COMBINATION OF PORTIONS OF SOME OR ALL OF THE FOLLOWING: BRICK, CONCRETE, DECORATIVE CONCRETE MASONRY UNITS, EIFS, EPS BRICK, ARCHITECTURAL METAL PANELS, STOREFRONT CLEAR GLASS, SPANDREL GLASS, ARCHITECTURAL METAL AND VINYL RAILINGS AND ACCESSORIES. WINDOWS WILL BE A COMBINATION OF VISION GLASS, SPANDREL GLASS, SCREENED FRAMED OPENING. BUILDING ENTRANCES WILL HAVE ARCHITECTURAL METAL OR FABRIC CANOPIES AND AWNINGS.

6. STREETScape AND LANDSCAPING

- A. ALONG TYVOLA ROAD, THE EXISTING SIDEWALK AT THE BACK OF CURB SHALL BE REPLACED WITH AN 8' PLANTING STRIP AND A 6' SIDEWALK.
- B. ALONG NATIONS FORD ROAD THE EXISTING SIDEWALK SHALL REMAIN, WITH THE EXCEPTION OF THE CORNER OF NATIONS FORD AND TYVOLA ROAD. IN THIS AREA, THE EXISTING SIDEWALK SHALL BE REPLACED WITH A 6' SIDEWALK AND 8' PLANTING STRIP. PERIMETER TREES MAY BE PLACED IN THIS PLANTING STRIP IF ALLOWED BY NCDOT. IF NOT PERMITTED, THEY SHALL BE INSTALLED BEHIND THE SIDEWALK IN ACCORDANCE WITH THE DIRECTION PROVIDED BY NCDOT. A NEW ACCESSIBLE RAMP SHALL BE INSTALLED IN THIS INTERSECTION, WHICH SHALL CONNECT TO THE PEDESTRIAN REFUGE ISLAND IN THIS AREA. IMPROVEMENTS TO THE REFUGE ISLAND SHALL INCLUDE A NEW SIDEWALK, ASSOCIATED ACCESSIBLE RAMPS AND REPLACEMENT OF CURB AS NECESSARY.
- C. ALONG TYVOLA GLEN CIRCLE, A NEW 8' PLANTING STRIP AND 6' SIDEWALK SHALL BE INSTALLED, EXCEPT WHERE ON STREET PARKING OCCURS THE SIDEWALK SHALL BE A WIDTH OF 8' MIN. THE PLANTING STRIP MAY BE OMITTED IN THE ON STREET PARKING AREA TO MAINTAIN ACCESS.
- D. ALONG THE PRIVATE DRIVE CONNECTION TO TYVOLA ROAD, A NEW 8' PLANTING STRIP AND 6' SIDEWALK SHALL BE INSTALLED. PETITIONER SHALL ALSO INSTALL NEW ACCESSIBLE RAMPS AND CROSSWALKS AS GENERALLY INDICATED ON THE PLAN.
- E. AT THE INTERSECTION OF TYVOLA ROAD AND NATIONS FORD ROAD, THE EXISTING CURB CUT SHALL BE REMOVED AND THE INTERSECTION ALONG THE PROJECT EDGE SHALL BE RE-BUILT WITH A NEW CONTINUOUS RADIUS OF CURB AND GUTTER WHICH SHALL MEET CDOT STANDARDS.
- F. THE DEVELOPER COMMITS TO MAINTAIN THE EXISTING LANDSCAPED BUFFER WITH THE SETBACK EXCEPT WHERE THE BUILDING FRONTS NATIONS FORD ROAD AND EXCEPT AS TO PERMIT THE CONSTRUCTION AND VISIBILITY OF THE PROPOSED SIGNS SHOWN ON THE SITE PLAN.

7. ENVIRONMENTAL FEATURES

- A. THE PETITIONER WILL COMPLY THE CHARLOTTE CITY COUNCIL APPROVED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. THE SUBJECT PROPERTY IS WITHIN A DESIGNATED CORRIDOR, AND AS SUCH, HAS THE RIGHT TO USE THE BUY OUT INCENTIVE FOR TREE SAVE AREAS.

8. FIRE PROTECTION

- A. THE SITE SHALL COMPLY WITH ALL FIRE ACCESS REQUIREMENTS.

9. LIGHTING

- A. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS, LOWER DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS, AND LANDSCAPING LIGHTING) 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.
- B. THE MAXIMUM HEIGHT OF ANY PEDESTRIAN SCALE, FREESTANDING LIGHTING FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 22 FEET.

10. AMENDMENTS TO THE REZONING PLAN

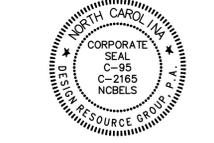
- A. CURRENT APPLICANT OR SUCCESSORS WITH THE CONSENT OF THE OWNER OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT MAY APPLY FOR FUTURE AMENDMENTS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

11. BINDING EFFECT OF THE REZONING APPLICATION

- A. 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.



LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING

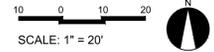


REZONING PETITION FOR PUBLIC HEARING: 2016-081

REZONING PLANS

TYVOLA CROSSING
 CHARLOTTE, NORTH CAROLINA
HAWTHORN HOLDING GROUP
 P.O. BOX 958
 DAVIDSON, NC 28036

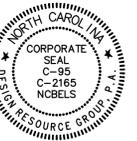
SCHEMATIC SITE PLAN



PROJECT #: 588-002
 DRAWN BY: THH

MAY 18, 2016

- REVISIONS:**
- 05.23.16 - PER STAFF COMMENT
 - 06.20.16 - PER STAFF COMMENT
 - 06.28.16 - PER STAFF COMMENT



REZONING PETITION
 FOR PUBLIC HEARING:
 2016-081

REZONING PLANS

TYVOLA CROSSING
 CHARLOTTE, NORTH CAROLINA
HAWTHORN HOLDING GROUP
 P.O. BOX 958
 DAVIDSON, NC 28036

BUILDING
ELEVATIONS

SCALE: N.T.S.

PROJECT #: 588-002
 DRAWN BY: THH

MAY 18, 2016

REVISIONS:
 05.23.16 - PER STAFF COMMENT



1. ILLUSTRATIVE RENDERING 1 PRIVATE DRIVE ENTRANCE FROM TYVOLA ROAD



2. ILLUSTRATIVE RENDERING 2 TYVOLA ROAD VIEW



3. ILLUSTRATIVE RENDERING 3 NATIONS FORD ROAD VIEW



4. ILLUSTRATIVE RENDERING 4 PRIVATE ROAD, TYVOLA GLEN CIRCLE

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