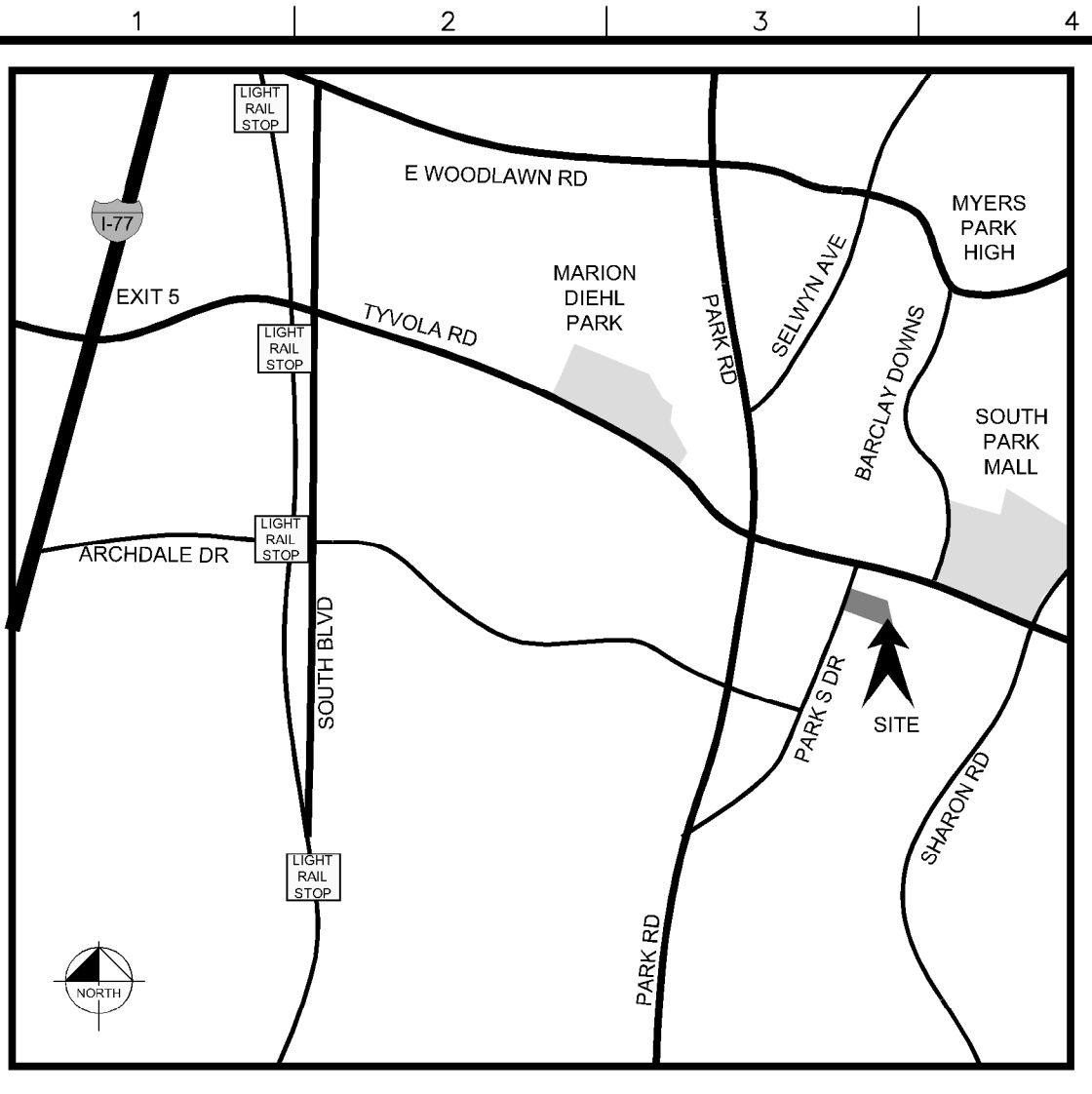


April 28, 2017 - 10:02am By: despage

K:\CHL_FRA\015272_MC\030 Fairview Road\Rezoning\2017-0414 - Rezoning RZ-1 Rezoning.dwg



VICINITY MAP
SCALE: 1"=200'

EXISTING ZONING:
MUDD-O

EXISTING FULL MOVEMENT DRIVEWAY

EXISTING ZONING:
R-22MF(CD)

EXISTING ZONING:
R-3

EXISTING ZONING:
INST(CD)

PARK SOUTH DRIVE
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

FAIRVIEW ROAD
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

PIEDMONT ROW DRIVE SOUTH
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

EXISTING ZONING:
MUDD(CD)

EXISTING ZONING:
O-3 (CD)

EXISTING ZONING:
MUDD-O

EXISTING ZONING:
O-3

EXISTING ZONING:
O-3(CD)

D & A INVESTMENT GROUP, LLC &
PERIERRA MANAGEMENT, LLC
D.B. 18628, PG. 382

EXISTING ZONING:
O-3(CD)

EXISTING CONNECTOR
ROAD TO REMAIN

ZONING CODE SUMMARY

PROJECT NAME: FAIRVIEW PLAZA
CLIENT NAME: FAIRVIEW PLAZA JLC, LLC
PHONE# (704)295-4005
PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES
PHONE# (704)333-5131
PORTION OF 178-022-53
TAX PARCEL ID: FAIRVIEW ROAD
EXISTING ZONING: O-3 (CD)
PROPOSED ZONING: MUDD-O
PROPOSED USE: AS SET OUT ON SHEET RZ-2
PROPOSED REZONING AREA: APPROXIMATELY 1.621 ACRES
JURISDICTION: CITY OF CHARLOTTE

SETBACKS

-MINIMUM SETBACK ON PIEDMONT ROW DRIVE: 30 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER
-MINIMUM SETBACK ON PROPOSED PRIVATE STREET: 20 FEET MINIMUM FROM BACK OF EXISTING OR PROPOSED CURB, WHICHEVER IS GREATER
YARDS: PER ORDINANCE STANDARDS

PARKING SUMMARY

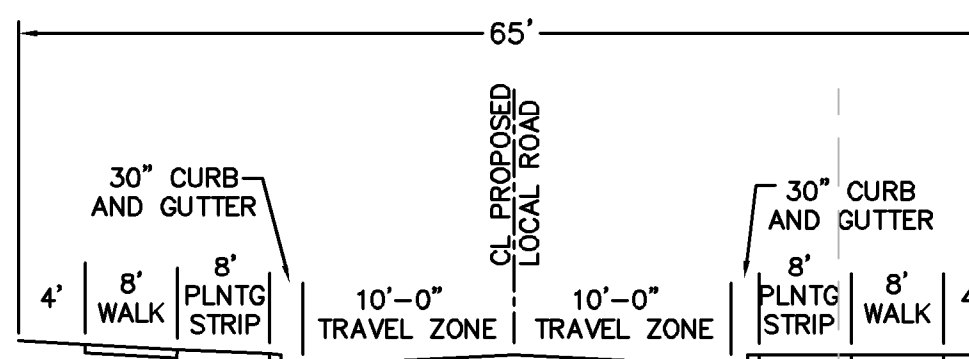
PARKING REQUIRED: PER ORDINANCE STANDARDS

NOTES

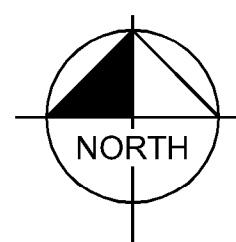
- ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJACENT PROPERTIES, AND USE.
- ALL ON-SITE STRIPING IS TO BE PAINTED, UNLESS OTHERWISE NOTED. ALL STRIPING IN PUBLIC RIGHT-OF-WAY TO BE THERMOPLASTIC STRIPING.
- STREET TREES: PER ORDINANCE STANDARDS
- PORTION OF LOCAL COMMERCIAL WIDE STREET CROSS SECTION SHOWN ON SUBJECT PROPERTY WILL BE DEDICATED AS PUBLIC RIGHT-OF-WAY. ADDITIONALLY, EFFORT WILL BE MADE BY THE APPLICANT IN CONJUNCTION WITH THE ADJOINING PROPERTY OWNERS TO DEDICATE THE SHARED EASEMENT AS PUBLIC RIGHT-OF-WAY.

LEGEND

-----	AREA OUTLINE
-----	SETBACK/BUFFER LINE
=====	BUILDING ENVELOPE
=====	FULL MOVEMENT ACCESS POINTS
=====	REZONING SITE RIGHT OF WAY AREA



SECTION A-A
(NOT TO SCALE)



GRAPHIC SCALE IN FEET
0 25 50 100



Rezoning Petition No. 2016-095

KimleyHorn

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SUITE 200
CHARLOTTE, NORTH
CAROLINA 28202
PHONE: (704) 333-5131
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NO.	DATE	REVISIONS
B	04/28/17	REVISED PER CITY COMMENTS
A	07/23/17	REVISED PER CITY COMMENTS

CLIENT:
FAIRVIEW PLAZA JLC, LLC
5550 FAIRVIEW ROAD, SUITE 800
CHARLOTTE, NORTH CAROLINA 28210

PROJECT:
FAIRVIEW PLAZA
REZONING PETITION #2014-117
PARK SOUTH DRIVE AT FAIRVIEW ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

TITLE:
REZONING SITE PLAN

DESIGNED BY: ARS
DRAWN BY: ARS
CHECKED BY: NAT
DATE: 04/28/2017
PROJECT#: 015272030

RZ-1

K:\CHL\FRA\015272_AC\030 Fairview Road\Orig\Rezoning_2017-0414 - Rezoning RZ-3 Notes.dwg April 24, 2017 - 1:45pm By: dresence

DEVELOPMENT STANDARDS

APRIL 24, 2017

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN (COMPRISED OF SHEETS RZ-1 THROUGH RZ-4) ASSOCIATED WITH THE REZONING PETITION FILED BY FAIRVIEW PLAZA BUILDINGS, LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A HOTEL AND RETAIL, RESTAURANT AND SERVICE USES ON THAT APPROXIMATELY 1.621 ACRE SITE LOCATED ON PIEDMONT ROW DRIVE SOUTH, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "REZONING SITE"). THE REZONING SITE IS COMPRISED OF A PORTION OF TAX PARCEL NO. 179-022-53.
- B. THE DEVELOPMENT OF THE REZONING 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 PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT ("MUDD") ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT OF THE REZONING SITE.
- C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DERICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE REZONING 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. A MAXIMUM OF TWO BUILDINGS MAY BE CONSTRUCTED ON THE REZONING SITE AS DEPICTED ON THE REZONING PLAN. THE TWO BUILDINGS ARE DESIGNATED AS BUILDING A AND BUILDING B ON SHEET RZ-1.
- E. THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE REZONING SITE MUST BE LOCATED IN THE BUILDING ENVELOPE DEPICTED ON SHEET RZ-1. THE LOCATIONS AND CONFIGURATIONS OF THE BUILDING FOOTPRINTS FOR BUILDING A AND BUILDING B DEPICTED ON THE REZONING PLAN ARE ILLUSTRATIVE, AND PETITIONER MAY MODIFY AND RELOCATE THE BUILDING FOOTPRINTS AND/OR COMBINE BUILDING A AND BUILDING B INTO ONE BUILDING AT ITS OPTION. PROVIDED, HOWEVER, THAT THE BUILDING OR BUILDINGS CONSTRUCTED ON THE REZONING SITE MUST BE LOCATED WITHIN THE BUILDING ENVELOPE.
- F. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE REZONING 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.

2. OPTIONAL PROVISIONS

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE DEVELOPMENT OF THE REZONING SITE:

- A. THE MAXIMUM BUILDING HEIGHT SHALL BE 150 FEET.
- B. A DRIVEWAY, AN ENTRANCE INTO THE STRUCTURED PARKING FACILITY AND/OR A MOTOR COURT FOR DROPPING OFF AND PICKING UP HOTEL GUESTS MAY BE LOCATED BETWEEN BUILDING A) AND THE REQUIRED SETBACK FROM PIEDMONT ROW DRIVE SOUTH.
- C. VALET PARKING SERVICE AREA(S) MAY BE LOCATED BETWEEN BUILDING A) AND PIEDMONT ROW DRIVE SOUTH.
- D. HARDSCAPE, LANDSCAPING, CHAIRS AND TABLES, KNEE WALLS, SEAT WALLS AND OTHER SEATING ELEMENTS MAY BE LOCATED WITHIN THE INNER (REZONING SITE SIDE) 14 FEET OF THE 30 FOOT SETBACK LOCATED ALONG THE REZONING SITE'S FRONTAGE ON PIEDMONT ROW DRIVE SOUTH PROVIDED THAT SUCH ITEMS ARE NOT LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND A MINIMUM 8 FOOT WIDE CLEAR SIDEWALK ZONE IS MAINTAINED.

3. PERMITTED USES

- A. THE REZONING SITE MAY ONLY BE DEVOTED TO THE USES SET OUT BELOW (INCLUDING ANY COMBINATION OR MIXTURE OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MUDD ZONING DISTRICT.
- (1) HOTELS;
- (2) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1), AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 2) SUBJECT TO THE APPLICABLE REGULATIONS OF SECTION 12.546 OF THE ORDINANCE;
- (3) ART GALLERIES;
- (4) RETAIL SALES LIMITED TO USES ALLOWED IN THE B-1 ZONING DISTRICT;
- (5) SERVICES, INCLUDING, WITHOUT LIMITATION, BEAUTY SHOPS AND BARBERSHOPS, SPAS AND FITNESS CENTERS; AND
- (6) STRUCTURED PARKING DECKS AS AN ACCESSORY USE.

- B. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE FOLLOWING USES SHALL BE PROHIBITED ON THE REZONING SITE:

- (1) AUTOMOTIVE SERVICE STATIONS;
- (2) CONVENIENCE STORES WITH OR WITHOUT GASOLINE SALES; AND
- (3) DRIVE-THROUGH WINDOW(S) AS AN ACCESSORY USE TO ANY USE LOCATED ON THE REZONING SITE.

4. DEVELOPMENT LIMITATIONS

- A. A MAXIMUM OF 180 HOTEL ROOMS MAY BE DEVELOPED ON THE REZONING SITE.
- B. A MAXIMUM OF 7,500 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE USES SET OUT ABOVE IN PARAGRAPHS 3.A.(2) THROUGH 3.A.(5) (THE "NON-HOTEL USES") MAY BE DEVELOPED ON THE REZONING SITE.
- C. RETAIL SALES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2) ASSOCIATED WITH AND ACCESSORY TO A HOTEL USE SHALL NOT BE COUNTED TOWARDS THE MAXIMUM GROSS FLOOR AREA OF 7,500 SQUARE FEET THAT MAY BE DEVOTED TO NON-HOTEL USES.
- D. THE MAXIMUM GROSS FLOOR AREA THAT MAY BE DEVOTED TO RETAIL SALES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2) THAT ARE ASSOCIATED WITH AND ACCESSORY TO A HOTEL USE SHALL BE 10,000 SQUARE FEET. BALLROOMS, CONFERENCE ROOMS AND MEETING FACILITIES SHALL NOT BE CONSIDERED TO BE RETAIL SALES AND EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2) ASSOCIATED WITH AND ACCESSORY TO A HOTEL USE AND SHALL NOT BE COUNTED TOWARDS THIS 10,000 SQUARE FOOT LIMITATION.

- E. THE GROSS FLOOR AREA OF ANY STRUCTURED PARKING FACILITIES CONSTRUCTED ON THE REZONING SITE SHALL NOT BE CONSIDERED OR COUNTED TOWARDS THE MAXIMUM GROSS FLOOR AREA OR DENSITY ALLOWED ON THE REZONING SITE.

5. 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.
- B. STRUCTURED PARKING FACILITIES MAY BE LOCATED BENEATH THE BUILDING(S) TO BE LOCATED ON THE REZONING SITE.
- C. IN THE EVENT THAT PETITIONER MOVES FORWARD WITH THE DEVELOPMENT OF THE REZONING SITE, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE REZONING SITE, COMPLETE THE TRANSPORTATION IMPROVEMENTS AND DEDICATE THE RIGHT OF WAY DESCRIBED BELOW.
- (1) CONSTRUCT ONLY WITHIN THE REZONING SITE ALONG THE REZONING SITE'S SOUTHERN BOUNDARY LINE THAT PORTION OF THE STREET SECTION (SECTION A-A ON SHEET RZ-1) THAT IS MORE PARTICULARLY DEPICTED ON SHEET RZ-1.
- (2) CONSTRUCT A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK ON THE REZONING SITE ALONG THE REZONING SITE'S SOUTHERN BOUNDARY LINE AS GENERALLY DEPICTED ON SHEET RZ-1.
- (3) DEDICATE TO THE CITY OF CHARLOTTE (THE "CITY") AS PUBLIC RIGHT OF WAY THAT PORTION OF THE REZONING SITE LOCATED ALONG THE REZONING SITE'S SOUTHERN BOUNDARY LINE THAT IS MORE PARTICULARLY DEPICTED ON SHEET RZ-1 (THE "REZONING SITE RIGHT OF WAY AREA").

- D. PETITIONER SHALL RESERVE FOR FUTURE RIGHT OF WAY FOR A POTENTIAL EAST-WEST CONNECTOR STREET THE REZONING SITE RIGHT OF WAY AREA. THE REZONING SITE RIGHT OF WAY AREA SHALL BE DEDICATED AND CONVEYED TO THE CITY BY PETITIONER UPON THE REQUEST OF THE CITY WHEN A NEW EAST-WEST CONNECTOR STREET IS TO BE CONSTRUCTED IN THE EVENT THAT THE REZONING SITE RIGHT OF WAY AREA HAS NOT ALREADY BEEN DEDICATED AND CONVEYED BY PETITIONER TO THE CITY PURSUANT TO PARAGRAPH 5.C.(3) ABOVE.

- E. PETITIONER IS THE OWNER OF TAX PARCEL NO. 179-022-53, AND THE REZONING SITE IS A PORTION OF TAX PARCEL NO. 179-022-53. PETITIONER SHALL RESERVE AN 18 FOOT WIDE PORTION OF TAX PARCEL NO. 179-022-53 ALONG THE SOUTHERN BOUNDARY LINE OF TAX PARCEL NO. 179-022-53 FROM THE WESTERN BOUNDARY LINE OF THE REZONING SITE TO THE WESTERN BOUNDARY LINE OF TAX PARCEL NO. 179-022-53 AS MORE PARTICULARLY DEPICTED ON SHEET RZ-1 FOR A FUTURE SIDEWALK UTILITY EASEMENT (THE "EASEMENT") TO BE CONVEYED TO THE CITY UPON THE REQUEST OF THE CITY IN CONNECTION WITH THE CONSTRUCTION OF A NEW EAST-WEST CONNECTOR STREET BY OTHERS. THE EASEMENT IS PLANNED TO CONTAIN AN 8 FOOT WIDE PLANTING STRIP, AN 8 FOOT SIDEWALK AND A 2 FOOT WIDE MAINTENANCE AREA. IN NO EVENT SHALL THE CONSTRUCTION OF THE ABOVE DESCRIBED IMPROVEMENTS INTERFERE WITH OR ADVERSELY IMPACT THE EXISTING PARKING DECK LOCATED ON TAX PARCEL NO. 179-022-53 OR THE OPERATION THEREOF.

- F. IN CONNECTION WITH THE DEVELOPMENT OF THE REZONING SITE, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE REZONING SITE, PROVIDE A TWO-WAY VEHICULAR ACCESS AND VEHICULAR CONNECTION FROM THE PRIVATE STREET LOCATED TO THE SOUTH OF THE REZONING SITE TO THE INTERNAL DRIVE LOCATED ALONG THE REZONING SITE'S NORTHERN BOUNDARY LINE. THE LOCATIONS OF THE SOUTHERN VEHICULAR ACCESS POINT AND THE NORTHERN VEHICULAR ACCESS POINT ARE GENERALLY DEPICTED ON SHEET RZ-1. THE ACTUAL ROUTE OF THE VEHICULAR CONNECTION THROUGH THE REZONING SITE AND POTENTIALLY THROUGH THE ADJACENT PARKING DECK TO THE WEST OF THE REZONING SITE SHALL BE DETERMINED DURING THE PERMITTING PROCESS.

- G. IN CONNECTION WITH THE DEVELOPMENT OF THE REZONING SITE, PETITIONER SHALL, PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE REZONING SITE, PROVIDE A PEDESTRIAN ACCESS AND CONNECTION FROM THE PRIVATE STREET LOCATED TO THE SOUTH OF THE REZONING SITE TO THE INTERNAL DRIVE LOCATED ALONG THE REZONING SITE'S NORTHERN BOUNDARY LINE. THIS PEDESTRIAN CONNECTION SHALL BE LOCATED ON THE TOP LEVEL OF THE PARKING DECK TO BE CONSTRUCTED ON THE WESTERN PORTION OF THE REZONING SITE, AND THE PEDESTRIAN ACCESS AND CONNECTION MAY INCLUDE STAIRS TO ALLOW ACCESS TO THE TOP LEVEL OF THE PARKING DECK.

- H. PETITIONER WILL REQUEST THE OWNER OF TAX PARCEL NO. 179-022-01 TO DEDICATE TO THE CITY AS PUBLIC RIGHT OF WAY THAT PORTION OF THE EXISTING PRIVATE STREET THAT IS LOCATED IMMEDIATELY ADJACENT TO THE REZONING SITE'S SOUTHERN BOUNDARY LINE FOR A POTENTIAL NEW EAST-WEST CONNECTOR STREET. PETITIONER'S ONLY OBLIGATION SHALL BE TO MAKE THE REQUEST, AND THE FAILURE OR REFUSAL OF THE OWNER OF TAX PARCEL NO. 179-022-01 TO DEDICATE THE RELEVANT PORTION OF THE EXISTING PRIVATE STREET AS PUBLIC RIGHT OF WAY SHALL NOT CAUSE ANY APPROVAL, PERMIT OR CERTIFICATE OF OCCUPANCY FOR THE REZONING SITE TO BE DELAYED OR WITHHELD.

6. ARCHITECTURAL AND DESIGN STANDARDS

- A. SUBJECT TO THE OPTIONAL PROVISIONS SET OUT ABOVE, THE DEVELOPMENT OF THE REZONING SITE SHALL COMPLY WITH THE APPLICABLE URBAN DESIGN STANDARDS OF SECTION 9.8506 OF THE ORDINANCE.
- B. THE MAXIMUM HEIGHT OF BUILDING A SHALL BE 150 FEET.
- C. THE MAXIMUM HEIGHT OF BUILDING B SHALL BE 25 FEET. IN THE EVENT THAT BUILDING A AND BUILDING B ARE COMBINED INTO ONE BUILDING, THEN THE MAXIMUM HEIGHT OF THE COMBINED BUILDING SHALL BE 150 FEET.
- D. BUILDINGS WILL BE ORIENTED TOWARDS AND HAVE PROMINENT PEDESTRIAN ENTRANCES ON PIEDMONT ROW DRIVE SOUTH.
- E. WINDOWS AND DOORS SHALL BE PROVIDED FOR AT LEAST 60% OF THE TOTAL FACADE AREA ALONG PUBLIC STREETS WITH EACH FLOOR CALCULATED INDEPENDENTLY. A MAXIMUM OF 20% OF THE REQUIRED 60% OF WINDOWS AND DOORS LOCATED ON THE GROUND FLOOR MAY BE REFLECTIVE GLASS. THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON THE GROUND FLOOR SHALL NOT EXCEED 10 FEET IN HEIGHT OR 20 FEET IN LENGTH.
- F. GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF FENESTRATION, CLEAR GLASS, PROMINENT ENTRANCES, PORCHES, STOOPS, CHANGE IN MATERIALS, BUILDING STEP BACKS, ART WORK AND LANDSCAPING. BLANK WALLS CANNOT BE ADDRESSED WITH LANDSCAPE ELEMENTS ONLY.
- G. FACADES OVER 75 FEET IN LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES A MINIMUM OF 5 FEET IN DEPTH. THE COMBINED LENGTH OF SAID RECESSES AND PROJECTIONS SHALL CONSTITUTE AT LEAST 20% OF THE TOTAL FACADE LENGTH.
- H. FACADES SHALL PROVIDE VISUAL DIVISIONS BETWEEN THE FIRST AND SECOND STORIES THROUGH ARCHITECTURAL MEANS SUCH AS COURSES, AWNINGS OR A CHANGE IN PRIMARY FACADE MATERIALS OR COLORS.

- I. FACADES ABOVE THE FIRST STORY SHALL INCORPORATE WINDOWS, ARCHES, BALCONIES OR OTHER ARCHITECTURAL DETAILS.

- J. SET OUT ON SHEET RZ-3 ARE ILLUSTRATIVE BUILDING ELEVATIONS OF BUILDING A AND BUILDING B THAT ARE INTENDED TO REFLECT AN ARCHITECTURAL STYLE AND QUALITY OF BUILDING A AND BUILDING B (THE ACTUAL BUILDINGS CONSTRUCTED MAY VARY FROM THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS PROVIDED THAT THE ARCHITECTURAL REQUIREMENTS OF THIS SECTION 6 ARE SATISFIED). THE USE OF COLORS (RED HUES) THAT ARE TYPICALLY ASSOCIATED WITH BRICK MATERIALS DOES NOT IMPLY THAT THE MATERIAL ILLUSTRATED IS A BRICK MATERIAL.

- K. ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.

- L. DUMPSTER AND RECYCLING AREAS SHALL BE LOCATED WITHIN STRUCTURED PARKING FACILITIES OR WITHIN THE INTERIOR OF A BUILDING LOCATED ON THE REZONING SITE, AND ANY SUCH DUMPSTER AND RECYCLING AREAS MAY HAVE ROLL UP DOORS AND THE CONTAINERS CAN BE MOVED OUTSIDE TO BE EMPTIED AND THEN RETURNED TO THE INTERIOR OF THE STRUCTURED PARKING FACILITY OR BUILDING. ALTERNATIVELY, PETITIONER MAY ENTER INTO AN AGREEMENT WITH AN ADJACENT PROPERTY OWNER TO UTILIZE THE ADJACENT PROPERTY OWNER'S DUMPSTER AND RECYCLING FACILITIES.

7. SETBACK AND YARDS/STREETScape

- A. SETBACKS AND YARDS SHALL BE PROVIDED AS DEPICTED ON SHEET RZ-1.
- B. AS DEPICTED ON SHEET RZ-1 AND RZ-4, A 30-FOOT SETBACK FROM THE BACK OF CURB SHALL BE PROVIDED ALONG THE REZONING SITE'S FRONTAGE ON PIEDMONT ROW DRIVE SOUTH. THE 30 FOOT SETBACK WILL BE COMPRISED OF AN 8 FOOT PLANTING STRIP LOCATED AT THE BACK OF CURB, AN 8 FOOT SIDEWALK AND A 14 FOOT WIDE GREEN RIBBON TRANSITION AREA (THE "GREEN RIBBON AREA"). THE GREEN RIBBON AREA SHALL BE A SEMI-PUBLIC TRANSITION ZONE THAT WILL CONTAIN HARDSCAPE AND LANDSCAPING, AND IT MAY CONTAIN CHAIRS AND TABLES, KNEE WALLS, SEAT WALLS AND OTHER SEATING ELEMENTS PROVIDED THAT SUCH ITEMS ARE NOT LOCATED WITHIN THE PUBLIC RIGHT OF WAY AND A MINIMUM 8 FOOT WIDE CLEAR SIDEWALK ZONE IS MAINTAINED.

- C. SET OUT ON SHEET RZ-4 IS A CONCEPTUAL ILLUSTRATION OF THE GREEN RIBBON AREA THAT IS ILLUSTRATIVE OF THE SIZE, DESIGN INTENT AND QUALITY OF THE GREEN RIBBON AREA. THE ACTUAL DESIGN OF THE GREEN RIBBON AREA MAY VARY FROM WHAT IS DEPICTED ON SHEET RZ-4 PROVIDED THAT THE ACTUAL DESIGN OF THE GREEN RIBBON AREA MEETS THE SIZE, DESIGN INTENT AND QUALITY ILLUSTRATED ON SHEET RZ-4.

- D. A 20-FOOT SETBACK FROM THE BACK OF CURB SHALL BE ESTABLISHED ALONG THE REZONING SITE'S SOUTHERN BOUNDARY LINE AS GENERALLY DEPICTED ON SHEET RZ-1.

- E. PETITIONER SHALL INSTALL PLANTING STRIPS AND SIDEWALKS ALONG THE REZONING SITE'S PUBLIC STREET FRONTAGES AS GENERALLY DEPICTED ON THE RZ-1.

- F. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST NEW BUILDING CONSTRUCTED ON THE REZONING SITE, PETITIONER SHALL CONSTRUCT AND INSTALL AN 8 FOOT WIDE PLANTING STRIP AND A 6 FOOT WIDE SIDEWALK ALONG THE WESTERN SIDE OF PIEDMONT ROW DRIVE SOUTH ADJACENT TO TAX PARCEL NO. 179-022-39 AS GENERALLY DEPICTED ON SHEET RZ-1.
- G. A MINIMUM 4 FOOT WIDE PLANTING STRIP AND A MINIMUM 6 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE NORTHERN BOUNDARY LINE OF THE REZONING SITE AS GENERALLY DEPICTED ON SHEET RZ-1.

8. ENVIRONMENTAL FEATURES

- A. DEVELOPMENT OF THE REZONING SITE SHALL BE IN COMPLIANCE WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- B. DEVELOPMENT OF THE REZONING SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

9. LIGHTING

- A. ALL NEW FREESTANDING LIGHTING FIXTURES INSTALLED ON THE REZONING SITE (EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS AND PARKING AREAS AND IN THE LANDSCAPED 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 REZONING SITE.

- B. THE MAXIMUM HEIGHT OF ANY NEW FREESTANDING LIGHTING FIXTURE INSTALLED ON THE REZONING SITE SHALL BE 21 FEET.

- C. ANY LIGHTING FIXTURES ATTACHED TO THE STRUCTURES TO BE CONSTRUCTED ON THE REZONING SITE SHALL BE DECORATIVE, CAPPED AND DOWNWARDLY DIRECTED.

10. 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 REZONING 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 REZONING 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 (REZONING) 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.
- D. 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.

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SUITE 200
CHARLOTTE, NORTH
CAROLINA 28202
PHONE: (704) 333-5131
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NO.	DATE	REVISED PER CITY COMMENTS	REVISED PER CITY COMMENTS	REVISIONS
B	04/24/17			
A	07/23/17			

CLIENT:
FAIRVIEW PLAZA JLC, LLC
5580 FAIRVIEW ROAD, SUITE 800
CHARLOTTE, NORTH CAROLINA 28210

PROJECT:
FAIRVIEW PLAZA
REZONING PETITION #2014-117
PARK SOUTH DRIVE AT FAIRVIEW ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

TITLE:
REZONING NOTES

DESIGNED BY: ARS
DRAWN BY: ARS
CHECKED BY: NAT
DATE: 04/24/2017
PROJECT#: 015272030

RZ-2

Rezoning Petition No. 2016-095





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10

		B	04/14/17	REVISED PER CITY COMMENTS
		A	01/23/17	REVISED PER CITY COMMENTS
NO.	DATE	REVISIONS		

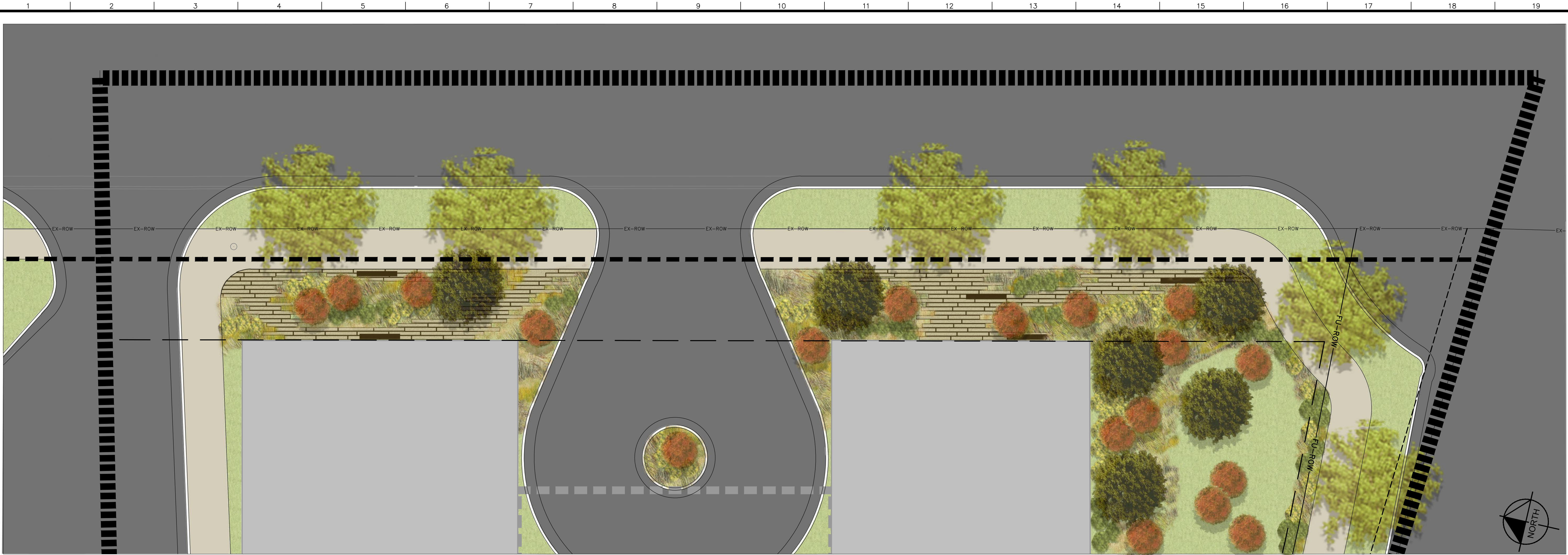
FAIRVIEW PLAZA JLC, LLC
5950 FAIRVIEW ROAD, SUITE 800
CHARLOTTE, NORTH CAROLINA 28210

FAIRVIEW PLAZA
REZONING PETITION #2014-117
PARK SOUTH DRIVE AT FAIRVIEW ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

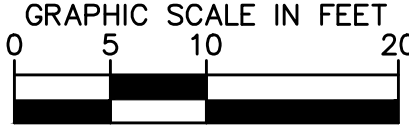
SCHEMATIC ELEVATION

DESIGNED BY:	ARS
DRAWN BY:	ARS
CHECKED BY:	NAT
DATE:	04/24/2017
PROJECT#:	015272030

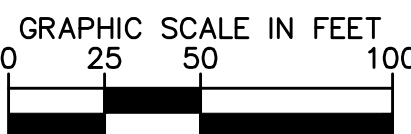
February 27, 2017 - 11:34am By: Laura.Henderson



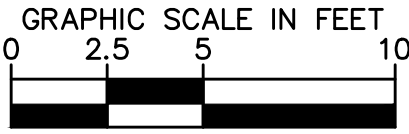
GREEN RIBBON PLAN



OVERALL PLAN



GREEN RIBBON SECTION



Know what's below.
Call before you dig.

Rezoning Petition No. 2016-095

K:\CHL_PRA\015272 AC\030 Fairview Road\Exhibits\Illustrative rendering\YZ-2 Rezoning.dwg

KimleyHorn
NC License #F-0102
200 SOUTH TRYON ST
SUITE 200
CHARLOTTE, NORTH
CAROLINA 28202
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NO.	DATE	REVISIONS
B	04/24/17	REVISED PER CITY COMMENTS
A	07/23/17	REVISED PER CITY COMMENTS

FAIRVIEW PLAZA JLC, LLC
5950 FAIRVIEW ROAD, SUITE 800
CHARLOTTE, NORTH CAROLINA 28210

FAIRVIEW PLAZA
REZONING PETITION #2014-117
PARK SOUTH DRIVE AT FAIRVIEW ROAD
CHARLOTTE, MECKLENBURG COUNTY
NORTH CAROLINA

REZONING EXHIBIT

DESIGNED BY: ARS
DRAWN BY: ARS
CHECKED BY: NAT
DATE: 04/24/2017
PROJECT#: 015272030

RZ-4