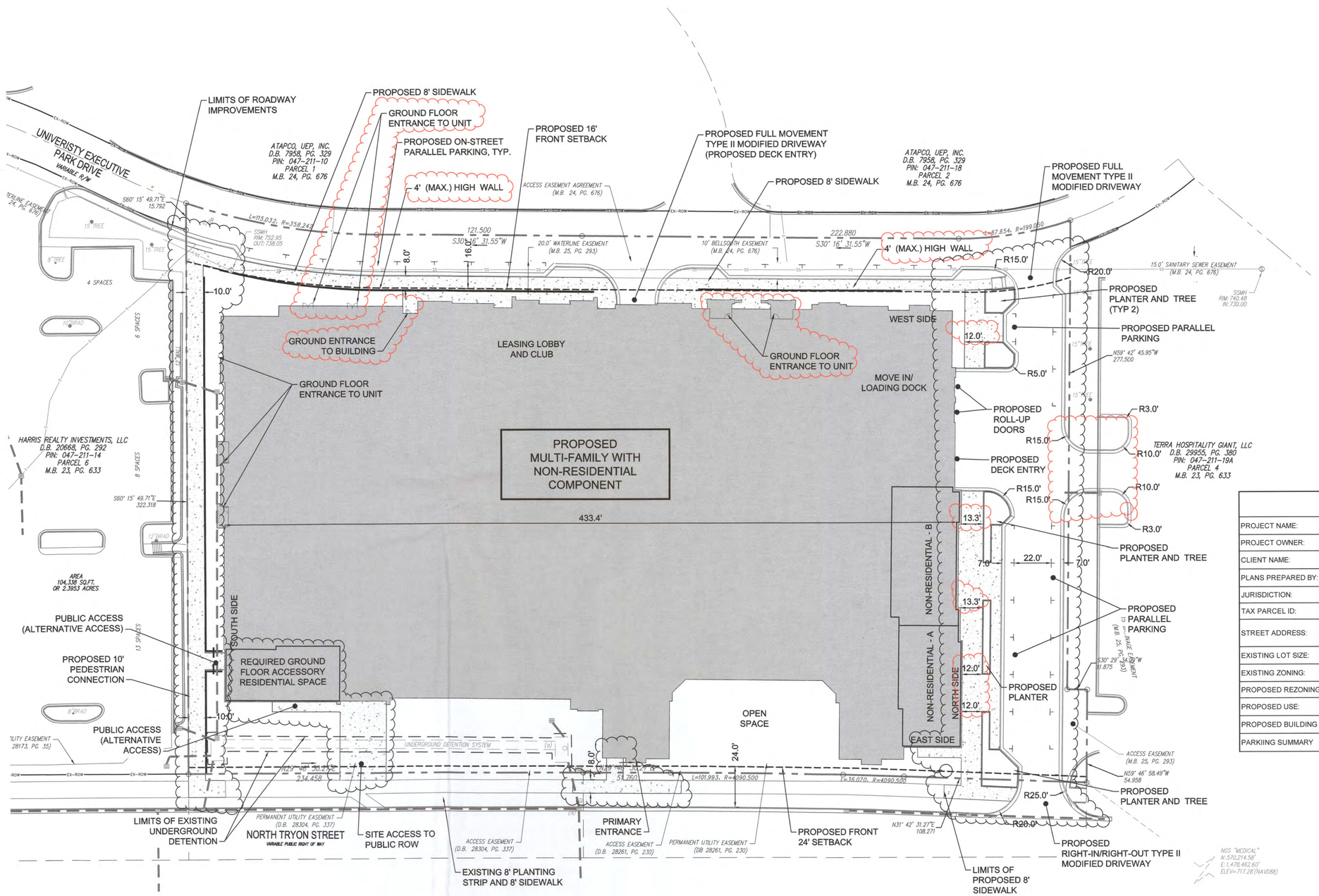

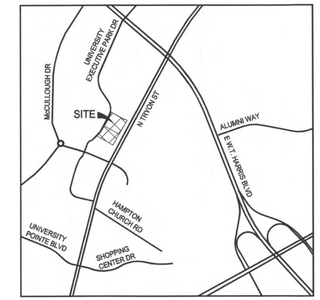

ZONING CODE SUMMARY

PROJECT NAME:	UNIVERSITY EXECUTIVE PARK
PROJECT OWNER:	ATAPCO UEP, INC.
CLIENT NAME:	ATAPCO PROPERTIES PHONE: 410-347-7150
PLANS PREPARED BY:	KIMLEY-HORN PHONE: 704-333-5131
JURISDICTION:	CITY OF CHARLOTTE
TAX PARCEL ID:	047-211-25 & 047-211-13
STREET ADDRESS:	8310 UNIVERSITY EXECUTIVE PARK DRIVE 8320 UNIVERSITY EXECUTIVE PARK DRIVE CHARLOTTE, NC 28262
EXISTING LOT SIZE:	+/- 4.51 ACRES
EXISTING ZONING:	O-15(CD)
PROPOSED REZONING:	TOD-M(CD)
PROPOSED USE:	RETAIL / MULTI-FAMILY
PROPOSED BUILDING HEIGHT:	MAXIMUM OF 5 STORIES / MAXIMUM OF 62 FEET
PARKIING SUMMARY	PARKING WILL MEET THE MINIMUM AND MAXIMUM REQUIREMENTS OF THE ORDINANCE

APPROVED BY CITY COUNCIL
JAN 17 2017

GRAPHIC SCALE IN FEET 0 15 30 60

No.	REVISIONS	DATE

Kimley»Horn
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200 SOUTH TRYON ST., SUITE 2000, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

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SCALE AS NOTED
DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

TECHNICAL DATA SHEET

UNIVERSITY EXECUTIVE PARK
8310 - 8320 UNIVERSITY EXECUTIVE PARK
CHARLOTTE, MECKLENBURG COUNTY, NC 28262

ATAPCO UEP
ONE SOUTH STREET, SUITE 2800
BALTIMORE, MD 21202

DATE 10/21/2016
PROJECT NO. 011172003
SHEET NUMBER RZ-1

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Plotted By:Ferenczi, Patrice Sheet Set:Atapco-UEP Rezoning Layout:RZ-1 December 19, 2016 04:40:59pm K:\CHL_PS\011172 Atapco\003 University Executive Park\02 - DWG\Rezoning\RZ-1.dwg

DEVELOPMENT STANDARDS

December 22, 2016

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by ATAPCO UEP, Inc. (the "Petitioner") for an approximately 4.51 acre site located on the west side of North Tryon Street between McCullough Drive and West W.T. Harris Boulevard, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel Nos. 047-211-25 and 047-211-13.

B. 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").

C. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the TOD-M zoning district shall govern all development taking place on the Site.

D. 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 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.

E. 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.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. The Site may only be devoted to the uses set out below.

(1) A maximum of 280 multi-family dwelling units and any incidental and accessory uses relating thereto that are allowed in the TOD-M zoning district. Customary incidental and accessory uses may include, without limitation, a leasing and management office and amenities such as a fitness center and swimming pool.

(2) Non-residential uses permitted by right and under prescribed conditions in the TOD-M zoning district.

B. A minimum of 5,000 square feet of gross floor area located on the ground floor of the building shall be developed to accommodate one or more of the non-residential uses described above, and this gross floor area shall be reserved for such non-residential uses (the "Reserved Non-Residential Space"). The Reserved Non-Residential Space shall be located in the northern end of the ground floor of the building in those areas designated on the Rezoning Plan as Non-Residential A and Non-Residential B.

C. Notwithstanding the terms of paragraph B above, at the option of Petitioner, the amount of gross floor area devoted to the non-residential uses permitted on the Site may exceed 5,000 square feet.

D. A minimum of 2,000 square feet of gross floor area located on the ground floor of the building shall be devoted to uses that are accessory to the multi-family residential use located on the Site, such as a fitness center or a resident's lounge (the "Required Ground Floor Accessory Residential Space"). The Required Ground Floor Accessory Residential Space shall be located in the southeast corner of the ground floor of the building as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the Required Ground Floor Accessory Residential Space shall be constructed to accommodate non-residential uses permitted on the Site and at the option of Petitioner, the Required Ground Floor Accessory Residential Space may be converted to a non-residential use or uses permitted on the Site.

E. Notwithstanding the terms of paragraph D above, the amount of gross floor area devoted to uses accessory to the multi-family residential use located on the Site may exceed 2,000 square feet, and any such floor area in excess of the Required Ground Floor Accessory Residential Space may be located in any location on the Site other than those portions of the building designated on the Rezoning Plan as Non-Residential A and Non-Residential B.

3. 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. Petitioner shall install a minimum 10 foot wide multi-use path along the southern boundary of the Site that provides a pedestrian connection from North Tryon Street to University Executive Park Drive as generally depicted on the Rezoning Plan.

C. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall dedicate and convey to the City of Charlotte (subject to a reservation for any necessary utility easements) those portions of the Site located immediately adjacent to University Executive Park Drive as required to provide right of way measuring 41.5 feet from the existing centerline of University Executive Park Drive.

D. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall construct along the Site's frontage on University Executive Park Drive the University Executive Park Drive half cross section as depicted on the Rezoning Plan. As depicted on the Rezoning Plan, the University Executive Park Drive half cross section shall be comprised of a 12 foot travel lane, a 6 foot bike lane and on-street parking spaces.

E. Prior to the issuance of a certificate of occupancy for the new building to be constructed on the Site, Petitioner shall construct the private street/drive located along the northern boundary of the Site that will provide a vehicular connection from North Tryon Street to University Executive Park Drive. This private street/drive shall meet the standards depicted on the Rezoning Plan, and a public access easement shall be granted to allow the public use of this private street/drive.

F. The alignment of the internal 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.

G. If requested by CDOT, Petitioner shall install through striping a pedestrian crossing across University Executive Park Drive in a location along the Site's frontage on University Executive Park Drive. The exact location of the pedestrian crossing shall be determined during the permitting process. Petitioner shall install an accessible ramp on the Site side of the pedestrian crossing that aligns with the pedestrian crossing. Petitioner's obligation to install a pedestrian crossing shall be subject to Petitioner's ability to obtain all approvals and permits required to install the pedestrian crossing.

H. Petitioner will work with the owner of the adjacent parcel of land designated as Tax Parcel No. 047-211-19A to permanently close the existing access drive into Tax Parcel No. 047-211-19A from the Site, and to relocate such access drive so that it aligns with the northern entrance into the parking deck to be constructed on the Site as generally depicted on the Rezoning Plan.

4. ARCHITECTURAL AND DESIGN STANDARDS

A. The maximum height in stories of the building to be constructed on the Site shall be 5 stories.

B. The maximum height in feet of the building to be constructed on the Site shall be 62 feet.

C. Attached to the Rezoning Plan are conceptual, architectural elevations of each elevation of the building to be constructed on the Site that are intended to depict the general conceptual architectural style and character of each elevation of the building to be constructed on the Site. Accordingly, each elevation of the building to be constructed on the Site shall be designed and constructed so that each elevation is substantially similar in appearance to the attached relevant conceptual, architectural elevation with respect to architectural style and character. Notwithstanding the foregoing, changes and alterations to the exterior of the building to be constructed on the Site that do not materially change the overall conceptual architectural style and character shall be permitted.

D. The permitted exterior building materials for the building to be constructed on the Site are designated and labelled on the attached conceptual, architectural elevations of the building.

E. The floor to floor height of the first floor of the building shall be approximately 1 foot taller than the floor to floor height of the other floors of the building.

F. As depicted on the Rezoning Plan, 3 entrances into the building to be located on the Site shall be provided on the North Tryon Street elevation of the building.

G. Ground floor entrances into individual multi-family dwelling units shall be provided in those locations that are depicted on the Rezoning Plan.

H. Those portions of the ground floor of the building designated on the Rezoning Plan as Non-Residential A and Non-Residential B shall have a minimum floor to floor height of 14 feet and a minimum depth of 20 feet.

I. 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 the 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 structure proposed to be constructed on the Site.

5. STREETSCAPE/LANDSCAPING AND SCREENING/URBAN OPEN SPACE

A. Petitioner shall install a minimum 8 foot wide sidewalk along the Site's frontage on University Executive Park Drive as generally depicted on the Rezoning Plan.

B. Petitioner shall install a minimum 10 foot wide sidewalk along portions of the southern side of the private street/drive located on the northern boundary of the Site as generally depicted on the Rezoning Plan. Planters may be located within the sidewalk as generally depicted on the Rezoning Plan. Any planters must be located a minimum of 8 feet from the building edge so as to establish a minimum 8 foot wide clear area.

C. Urban open spaces located on the Site shall contain landscaping and community space as generally depicted on Sheet RZ-3 of the Rezoning Plan. The landscaping materials depicted on Sheet RZ-3 illustrate the general location and density of the landscape materials that will be installed; however, the types of landscape materials actually installed on the Site may deviate from what is depicted on Sheet RZ-3.

6. ENVIRONMENTAL FEATURES

A. Development of the Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

B. Pursuant to Section 21-94 of the City of Charlotte Tree Ordinance, the Site is exempt from the tree save area requirement of the City of Charlotte Tree Ordinance since the Site is located in a transit station area.

7. 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.

APPROVED BY CITY COUNCIL
JAN 17 2017

No.	REVISIONS	DATE

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200 SOUTH TRYON ST, SUITE 200, CHARLOTTE, NC 28202
PHONE: 704-333-5131
WWW.KIMLEY-HORN.COM
NC LICENSE #F-0102

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SCALE AS NOTED
DESIGNED BY ___
DRAWN BY ___
CHECKED BY ___

DEVELOPMENT STANDARDS

UNIVERSITY EXECUTIVE PARK
8310 - 8320 UNIVERSITY EXECUTIVE PARK
CHARLOTTE, MECKLENBURG COUNTY, NC 28262

ATAPCO UEP
ONE SOUTH STREET, SUITE 2800
BALTIMORE, MD 21202

DATE 10/21/2016
PROJECT NO. 011172003
SHEET NUMBER RZ-2

Plotted By:Ferenczi, Patrice Sheet Set:Atapco-UEP Rezoning Layout:RZ-2 December 15, 2016 05:40:28pm K:\CHL_PRJ\011172 Atapco\003 University Executive Park\02 - DWG\Rezoning\RZ-1.dwg
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RENDERED SITE PLAN

UNIVERSITY EXECUTIVE PARK
8310 - 8320 UNIVERSITY EXECUTIVE PARK
CHARLOTTE, MECKLENBURG COUNTY, NC 28262

ATAPCO UEP
ONE SOUTH STREET, SUITE 2800
BALTIMORE, MD 21202

DATE
10 / 21 / 2016

PROJECT NO.
011172003

SHEET NUMBER
RZ-3

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JAN 17 2017

SE 1
1/8" = 1'-0"

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Schematic Design

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RALEIGH, N.C.

		DATE
PROJECT:	16038	
ISSUE:	SCHEMATIC DESIGN	XX-XX-2016
	DESIGN DEV.	XX-XX-2016
	CONST. DOCS.	XX-XX-2017
	PERMIT	XX-XX-2017
	FOR CONSTRUCTION	XX-XX-2017
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NE 1
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NW 1
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SW
1/8" = 1'-0"
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Executive Park

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NORTH ENLARGED 1
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1	General Revisions	2016-10-01

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SOUTH ENLARGED 1
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	CONST. DOCS.	XX-XX-2017
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	FOR CONSTRUCTION	XX-XX-2017

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1	General Revisions	2016-10-01
2	General Revisions	2016-12-05

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