

## OFFICIAL COMMUNITY MEETING REPORT

**Petitioner: Lincoln Harris**

Rezoning Petition No. 2018-106

This Community Meeting Report is being filed with the Office of the City Clerk and the Charlotte-Mecklenburg Planning Commission pursuant to the provisions of the City of Charlotte Zoning Ordinance.

### **PERSONS AND ORGANIZATIONS CONTACTED WITH DATE AND EXPLANATION OF HOW CONTACTED:**

A representative of the Petitioner mailed a written notice of the date, time and location of the Community Meeting to the individuals and organizations set out on Exhibit A attached hereto by depositing such notice in the U.S. mail on September 19, 2018. A copy of the written notice is attached hereto as Exhibit B.

### **DATE, TIME AND LOCATION OF MEETING:**

The Community Meeting was held on Tuesday, October 2nd at 6:00 p.m. at Legion Brewery SouthPark, 5610 Carnegie Blvd. Charlotte, NC 28209.

### **PERSONS IN ATTENDANCE AT MEETING (see attached copy of sign-in sheet):**

The Community Meeting was attended by those individuals identified on the sign-in sheet attached hereto as Exhibit C. The Petitioner was represented at the Community Meeting by John Harris, Brett Phillips, and Melanie June, as well as by Petitioner's agents, Jim Williams and Hal Shute from the architecture team, traffic engineer Randy Goddard with DRG, Nate Doolittle with Landesign, and Collin Brown with K&L Gates. Also, in attendance was District 6 City Council member, Tariq Bokhari.

### **SUMMARY OF PRESENTATION/DISCUSSION:**

The Petitioner's agent, Collin Brown, welcomed the attendees and introduced the Petitioner's team, using a PowerPoint presentation attached hereto as Exhibit D.

Mr. Brown began the presentation by introducing the Petitioner's team and explaining the property location. The property consists of an unnumbered parcel located on Carnegie Boulevard, near Torp Landing Boulevard and Charneck Palisades Drive, west of Barclay Downs Drive, totaling approximately 2.58 acres. Mr. Brown explained that the Petitioner's team has met with several community members as well as the SouthPark Association of Neighborhoods for initial feedback on the proposed development.

Mr. Brown explained the history of the site and how it was originally rezoned in 2010 and then again in 2014 for the current zoning MUDD-O. Mr. Brown continued to explain that the Petitioner is not trying to change the current zoning, but they are amending the current rezoning plan to prevent different development. The current MUDD-O zoning of the parcel entitles the site for 200 multi-family dwelling units up to 120 feet in height. Mr. Brown then explained Lincoln Harris' success within the area, and how they would like this site to be used for additional office space rather than more residential units.

Mr. Brown then turned the presentation over to Johnno Harris to show some potential conceptual renderings of the office building.

Johnno Harris explained their process and their priorities when they started this project, which was the demands by tenants, demands by the market, what happens on the ground floor, and a unique architectural design to the area.

Mr. Brown stated that initial community and council member feedback appears supportive of the Petitioner's goal to have the site be an office building with some retail, as well as a unique architectural design. The earliest potential public hearing date is November 19th, with a potential City Council decision on December 17th.

In response to an attendee's question regarding traffic, the Petitioner's agents responded that there has been a traffic study conducted and submitted to the City and CDOT for their feedback.

In response to an attendee's question regarding light pollution the Petitioner responded that this concern depends on the person and where they are located, some people like the lighting of the buildings at night, some do not, and some are indifferent.

The meeting presentation concluded at approximately 7:00 p.m. and the Petitioner's agents continued to have discussions with community members until approximately 7:15 p.m. and departed shortly thereafter.

Respectfully submitted, this 15th day of October, 2018.

cc: Sonja S. Sanders, Charlotte-Mecklenburg Planning Department

# **Exhibit A**

2018-106	ORGANIZATI	FIRST_NAME	LAST_NAME	STREET_ADD	UNIT_NUM	CITY	STATE	ZIP
2018-106	Ballantyne Residential Property Owners Association Inc.	Anne	Greak	5970 Fairview Rd., Ste 710		Charlotte	NC	28210
2018-106	Barclay Downs Homeowners Association	Anna	Wilder	3301 Ferncliff Rd.		Charlotte	NC	28211
2018-106	Barclay Downs Homeowners Association	Becky	McGrath	3200 Glen Terrace		Charlotte	NC	28211
2018-106	Barclay Downs Homeowners Association	Brian	Gesing	3301 Ferncliff Rd.		Charlotte	NC	28211
2018-106	Barclay Downs Homeowners Association	Derek	Dittner	3831 Barclay Downs Dr		Charlotte	NC	28209
2018-106	Barclay Downs Homeowners Association	Hilary	Larsen	3831 Barclay Downs Dr		Charlotte	NC	28209
2018-106	Beverly Woods	John	Heffernan	6515 Cranborne Chase St		Charlotte	NC	28210
2018-106	Closeburn & Glenkirk Neighborhood Association	Leslie	Mueller	5523 Closeburn Rd		Charlotte	NC	28210
2018-106	Cornelius	Robert L.	Race	5616 Glenkirk Rd		Charlotte	NC	28210
2018-106	Fairmeadows Neighborhood Association	David	Herran	2918 Eastburn Road		Charlotte	NC	28210
2018-106	Forest Heights Homeowners Association	Hettie	Wright	3230 Sunnybrook Dr		Charlotte	NC	28210
2018-106	Heatherstone Neighborhood Association	Christine	Woods	3635 Stokes Av		Charlotte	NC	28210
2018-106	Laurelwood	Drew	Thrasher	6400 Hazelton Drive		Charlotte	NC	28210
2018-106	Lavie South Park	Josh	Francis	5725 Carnegie Boulevard		Charlotte	NC	28209
2018-106	Lower Briar Creek Homeowners Association	Jo Ellen	Bray	3118 Michael Baker Pl		Charlotte	NC	28215
2018-106	Page's Pond	Nancy	Mullins	5400 Wintercrest Ln		Charlotte	NC	28209
2018-106	Park Phillips Townhomes Owners Association	Barbara	Pomeroy	4929 Park Phillips Court		Charlotte	NC	28210
2018-106	Park Phillips Townhomes Owners Association	Ike	Grainger	6716 Churchill Park Ct		Charlotte	NC	28210
2018-106	Park Quail Neighborhood COAlition Neighborhood Association	Mary	Settlemyre	5811 Fairview Rd		Charlotte	NC	28209
2018-106	Picardy Homeowners Association	Phyllis	Strickland	5809 Wintercrest Ln		Charlotte	NC	28209
2018-106	Picardy Homeowners Association	Wilna	Eury	3040 Eastham Ln		Charlotte	NC	28209
2018-106	Piedmont Row Homeowners Association	John	McCann	4620 Piedmont Row Dr		Charlotte	NC	28210
2018-106	Selwyn Neighborhood Association	David	Bunn	3118 Fairfax Dr		Charlotte	NC	28209
2018-106	Selwyn Park Neighborhood Association	Russell	Heydorn	4807 Buckingham Drive		Charlotte	NC	28209
2018-106	Selwyn Village Homeowners Association	Irwin	Bostian	532 Wakefield Dr	Unit B	Charlotte	NC	28209
2018-106	South Park Neighborhood Association	Joey	Bukowski	4020 Sharon Pkwy		Charlotte	NC	28211
2018-106	South Park Neighborhood Association	Steven George	Bock	2719 Phillips Gate Dr		Charlotte	NC	28215
2018-106	Southpark	Tammi	Gilbert	5731 Closeburn Rd		Charlotte	NC	28210
2018-106	Southpark Commons	Kim	Byrd	3256 Margellina Drive		Charlotte	NC	28210
2018-106	Wrencrest Homeowners Association	Maddy	Baer	5617 Fairview Rd		Charlotte	NC	28209



2018-106	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2018-106	17706204	5725 CARNEGIE BOULEVARD APARTMENTS INVESTORS LLC				PO BOX 1368		CARLSBAD	CA	92018
2018-106	17706207	NP CARNEGIE OFFICE HOLDINGS LLC			C/O AEW CAPITAL MANAGEMENT LP	TWO SEAPORT LN		BOSTON	MA	02210
2018-106	17706208	CARNEGIE PARKING DECK ASSOCIATION INC			C/O SOUTHERN REAL ESTATE	4201 CONGRESS SUITE 170		CHARLOTTE	NC	28209
2018-106	17706212	JOBST INSTITUTE INC				5825 CARNEGIE BLVD		CHARLOTTE	NC	28209
2018-106	17706213	ICM IX CARNEGIE LP				445 BISHOP ST STE 100		ATLANTA	GA	30318
2018-106	17706214	TKC XXXI LLC				4500 CAMERON VALLEY PKWY STE 400		CHARLOTTE	NC	28211
2018-106	17706215	MARLWAY L P	& MARSH REALTY CO			4201 CONGRESS ST STE 170		CHARLOTTE	NC	28209
2018-106	17706224	NATIONAL GYPSUM SERVICES CO				2001 REXFORD RD		CHARLOTTE	NC	28211
2018-106	17706301	CAPITOL TOWERS LLC				4725 PIEDMONT ROW DR	SUITE 800	CHARLOTTE	NC	28210
2018-106	17706304	JLB SOUTHPARK APARTMENTS LLC				PO BOX 56607		ALTANTA	GA	30343
2018-106	17706305	JLB CARNEGIE LAND II LLC				PO BOX 56607		ALTANTA	GA	30343
2018-106	17706306	CAPITOL TOWERS OWNERS	ASSOCIATION INC			3890 WEST NORTHWEST HIGHWAY	7TH FLOOR	DALLAS	TX	75220
2018-106	17706307	CAPITOL TOWERS OWNERS ASSOCIATION LLC				3890 WEST NORTHWEST HIGHWAY	7TH FLOOR	DALLAS	TX	75220

# **Exhibit B**

September 19, 2018

Collin W. Brown  
collin.brown@klgates.com

T +1 704 331 7531  
F +1 704 331 7598

**NOTICE TO INTERESTED PARTIES OF COMMUNITY MEETING**

**Date:** Tuesday, October 2nd at 6:00 p.m.  
**Location:** Legion Brewery SouthPark  
4350 Congress Street  
Charlotte, NC 28209  
**Petitioner:** Lincoln Harris, LLC  
**Petition No.:** 2018-106

Dear Charlotte Resident,

We represent Lincoln Harris, LLC (the "Petitioner") in its plans to redevelop an approximately 2.58-acre property located on the south east side of Carnegie Boulevard in between Torp Landing Boulevard and Charneck Palisades Drive (the "Property"). The Petitioner requests a site plan amendment to the Property's MUDD-O zoning in order to accommodate an office development with innovative architectural elements.

In accordance with the requirements of the City of Charlotte Zoning Ordinance, the Petitioner will hold a Community Meeting prior to the Public Hearing on this Rezoning Petition for the purpose of discussing this rezoning proposal with nearby property owners and organizations. The Charlotte-Mecklenburg Planning Commission's records indicate that you are either a representative of a registered neighborhood organization or an owner of property that adjoins, is located across the street from, or is near the Property.

Accordingly, on behalf of the Petitioner, we invite you to attend the Official Community Meeting regarding this Petition on **Tuesday, October 2, 2018 at 6:00 p.m.** to meet with the Petitioner and its design and development team. We will give a brief overview of the redevelopment concept and then provide an opportunity for you to meet and talk with individuals that are involved in planning the project.

Please contact me if you are unable to attend and would like additional information.

Very truly yours,



Collin W. Brown

cc: John Kinley, Charlotte-Mecklenburg Planning Staff  
Tariq Bokhari, Charlotte City Council District 6

# **Exhibit C**

**Official Community Meeting**  
**Petitioner: Lincoln Harris / JLB Site**  
Legion Brewery - South Park  
5610 Carnegie Blvd. Charlotte, NC 28209  
**October 2, 2018**  
**6:00 PM**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

[illegible]

**Official Community Meeting**  
**Petitioner: Lincoln Harris / JLB Site**  
Legion Brewery - South Park  
5610 Carnegie Blvd. Charlotte, NC 28209  
**October 2, 2018**  
**6:00 PM**

Please fill out completely. This information is used by the Planning Department to distribute material regarding this petition.

[illegible]

# **Exhibit D**

The logo for K&L GATES is located in the top left corner. It consists of the text "K&L GATES" in a white, sans-serif font, centered within a solid orange square. The background of the slide features a blue bokeh effect with out-of-focus light spots.

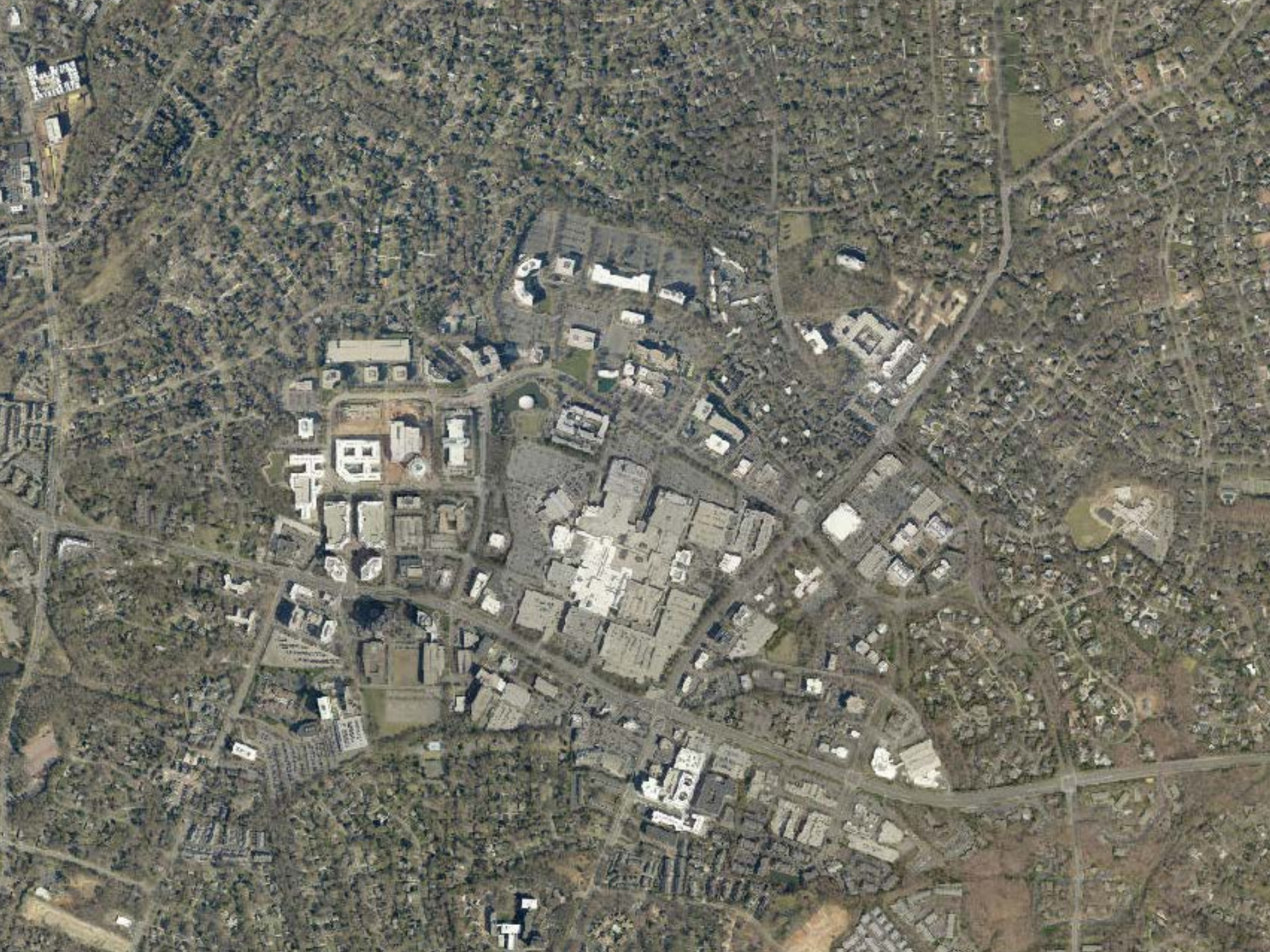
K&L GATES

Community Meeting

# Rezoning Petition 2018-106 Lincoln Harris

October 22, 2018













The image features a blue bokeh background with out-of-focus light spots. A solid orange horizontal band is positioned in the center, containing the text "The History".

# The History

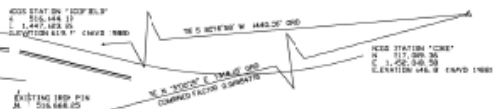




The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance.

# Carnegie Development

## 80' PUBLIC R/W



I, Stuart Alan Tarrory, state that this map was drawn under my supervision from an actual survey made under my supervision and this map and the said survey upon which it is based conform to the standards of practice for and according to the State Constitution (S4005 or General Code).

1 This map was prepared from a grid survey by the Geosence Group between July 1, 2000 and July 7, 2001, the base of horizontal grid vertical datum is NG Grid (440 83) on sea field data NIGS stations "Coke" and "Bakur" - <http://www.ngs.gov>

1. All distances shown are surface horizontal distances unless otherwise noted.
2. All coordinate values shown are north (ordinate) & east (abscissa) coordinates unless otherwise noted.
3. All areas shown herein were computed using the coordinate computation method.
4. Iron pins at all property corners unless otherwise noted.
5. Subject tract in Montgomery County tax parcel 171-083-01.
6. This survey was prepared without benefit of title report or opinion and does not purport to show all matters of record at which the surveyor was in attendance.

3. Unrecorded plat: "Boundary Survey, Property of Bess Property Co. No. 117" by Mitchell W. Gove, R.S., last revised February 10, 1987.

80' PUBLIC E/W  
TOTAL NET AREA:  
572,699 SF 13.147 AC

COWE	WAGE	AND LENGTH	COWE LENGTH	COWE BARRIS	DETAILED
C1	20.00	31.18	28.00	1. 30.00 30. 30	0033.00
C2	10.00	10.00	141.51	1. 40.12.00	0034.00
C3	10.00	10.12	141.48	1. 40.00.00	0031.00
C4	10.00	10.10	10.00	1. 30.00.00	0032.00
C5	10.00	10.00	10.00	1. 40.00.00	0033.00

**GE2SCIENCE  
GROUP, INC.**

PREPARED FOR:  
Chattanooga Electric Properties  
331 S. College Street  
One First Union Bank  
Chattanooga, TN 37602  
724-540-0040  
ATTN: John Johnson

1	1
---	---

ACT ISSUED FOR CONSTRUCTION

## EXISTING CONDITIONS SURVEY

CARNEGIE BLVD. REZONING  
6000 CARNEGIE BLVD.  
CHARLOTTE, NORTH CAROLINA

REVISION NO. 10-91-02

R-2







The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, textured appearance.

# Carnegie POA









The background of the slide is a deep blue with numerous out-of-focus light spots, creating a bokeh effect. These spots vary in size and brightness, with some appearing as sharp, bright white or yellowish points and others as larger, softer, light blue or white circles. The overall effect is reminiscent of light reflecting off water droplets or particles in a dark space.

# The SPX Sweepstakes

The image features a blue bokeh background with out-of-focus light spots. A solid orange horizontal band is positioned in the center, containing the text "2010 Rezoning".

# 2010 Rezoning

An architectural rendering of a modern, multi-story office building. The building features a prominent corner entrance with a curved glass section and a large glass facade. The ground floor has a series of columns and large windows. The upper floors are primarily glass with concrete framing. The building is surrounded by a landscaped plaza with trees, walkways, and parked cars. The sky is blue with some clouds.

Atlanta Parkway Suite 740 Atlanta, Georgia 30339  
770-681-1452 (ext.) 770-681-1458 (fax)  
www.chihealth.com

R-4



[illegible]

CONCEPTUAL SITE PLAN  
 R-3  
 6000 CARNEGIE BLVD., REZONING  
 CARNegie BLVD  
 6000 CARNegie BLVD.



# MAIN ISSUES

- Hotel Use
- Street Connection to Piedmont Row
- Parking
- the Fountains!

CARNEGIE BOULEVARD

TRACT C

TRACT B

TRACT D

TRACT A

URBAN OPEN  
SPACE AREA

OPTIONAL RESIDENTIAL AREA

CONGRESS STREET

CARNEGIE BOULEVARD

# SITE PLAN SPECIFICATIONS

TAX PARCELS NUMBER: 177-063-01

REZONING PETITION NO. 2010-06

## ZONING CLASSIFICATION

CURRENT: D-1  
PROPOSED: MUDD-O

NET LAND AREA: 12.15 ACRES

BUILDING HEIGHT: 150' MAX. (TRACT A & B)  
120' MAX. (TRACT C & D)  
NOTE: SEE PLAN

TRACT A - 340,000 SF OF COMMERCIAL FLOOR AREA

TRACT B - 280,000 SF OF COMMERCIAL FLOOR AREA

TRACT C - 200 MULTI-FAMILY DWELLING UNITS

TRACT D - 201 MULTI-FAMILY DWELLING UNITS AND  
15,000 SF OF COMMERCIAL FLOOR AREA

THE TOTAL AMOUNT OF RETAIL AND/OR RESTAURANT USES  
DEVELOPED ON THE SITE SHALL NOT EXCEED 15,000 SF

APPROVED BY  
CITY COUNCIL

NOV 12 2010

1 TECHNICAL DATA SHEET A

Scale: 1" = 40' - 0"



TRACT C

TRACT B

TRACT A

TRACT D

CARNEGIE BOULEVARD

CONCEPTUAL SITE PLAN

**1 CONCEPTUAL SITE PLAN**  
Scale: 1" = 50'





APPROV  
CITY CO

RENDERIN







The Planner has also prepared a Conceptual Site Plan and Conceptual Preliminary Engineering, which are conceptual in nature. Plans, in as relating to the proposed development, are not yet advanced beyond the preliminary stage. The ultimate design and placement of open space areas and building, and the nature, extent and number of building elements have not yet been determined. As a consequence, the conceptual drawings, which are those of the building and open space areas depicted on the Conceptual Site Plan and the design of the building depicted on the Conceptual Preliminary Engineering are schematic in nature and therefore are subject to substantial change at the final design process. They may, therefore, be altered or omitted by the developer and the final design process may be subject to change. The final design process may be subject to change. The final design process may be subject to change. The final design process may be subject to change.



1 CONCEPTUAL PERSPECTIVE RENDERING

**RULE JOY TRAMMELL RUIBO**  
ARCHITECTURE INTERIOR DESIGN

180 Collins Parkway Suite 100 Atlanta, Georgia 30309  
770-461-1402 (phone) 770-461-1401 (fax)  
www.rjtr.com

NOT FOR CONSTRUCTION

CONCEPTUAL PERSPECTIVE RENDERING

CARNEGIE BLVD. REZONING

6000 CARNEGIE BLVD.  
CHARLOTTE, NORTH CAROLINA

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

SCALE: 1" = 10' - 0"

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT NO. 1001

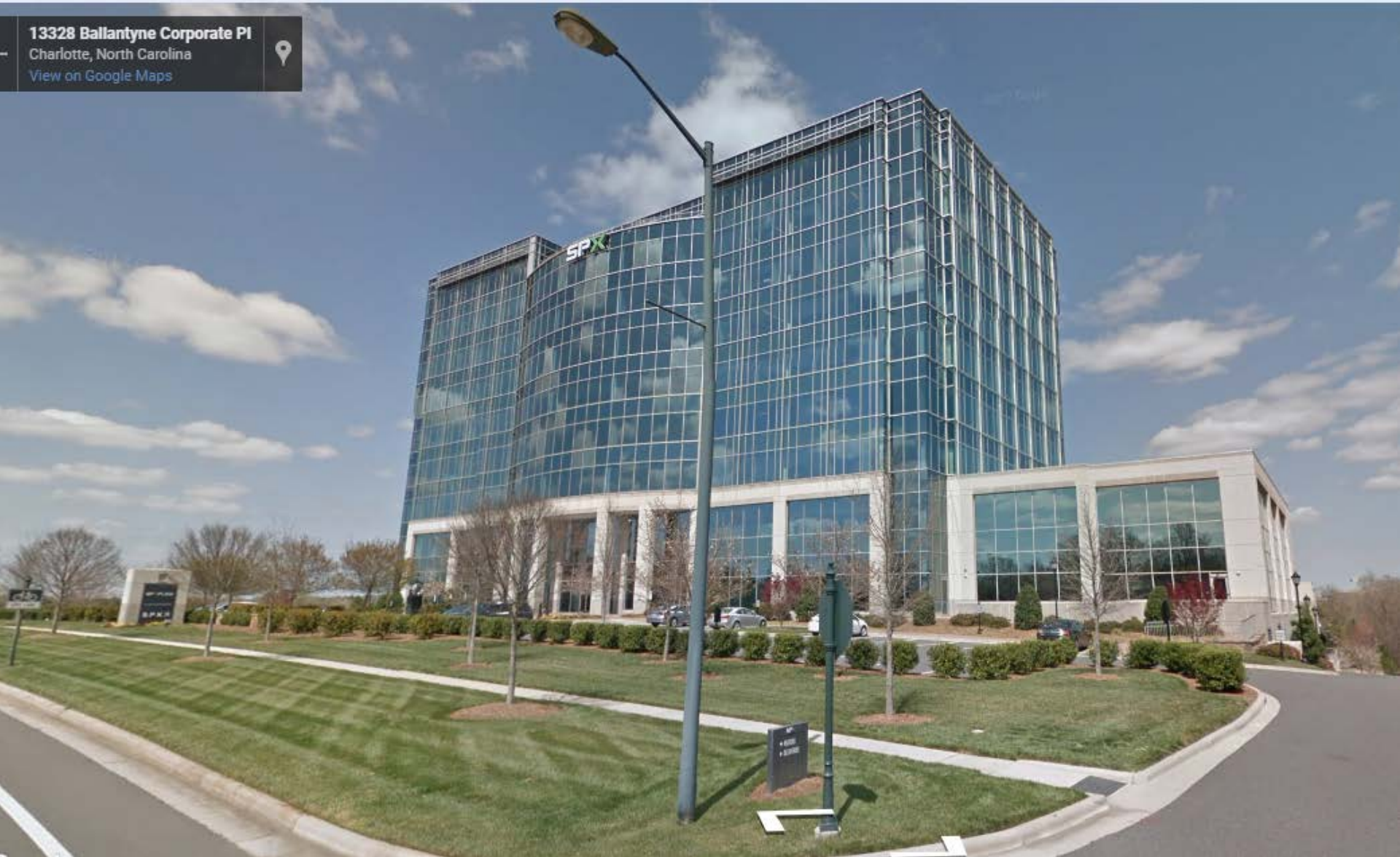
DATE: \_\_\_\_\_

PROJECT NO. 1001

DATE: \_\_\_\_\_

PROJECT

**13328 Ballantyne Corporate PI**  
Charlotte, North Carolina  
[View on Google Maps](#)





The Preliminary has also provided a Conceptual Site Plan and a Conceptual Architectural Rendering which are intended to illustrate the proposed development of the site and to provide a visual representation of the proposed development. The Preliminary has also provided a Conceptual Site Plan and a Conceptual Architectural Rendering which are intended to illustrate the proposed development of the site and to provide a visual representation of the proposed development. The Preliminary has also provided a Conceptual Site Plan and a Conceptual Architectural Rendering which are intended to illustrate the proposed development of the site and to provide a visual representation of the proposed development.



1 CONCEPTUAL SITE PLAN  
Scale: 1" = 50'

**RJ TR**

**RULE JOY TRAMMELL RUBIO**  
ARCHITECTURE INTERIOR DESIGN

3000 Gables Parkway Suite 300 Atlanta Georgia 30346  
(404) 486-1400  
www.rulejoytrammellrubio.com

APPROVED BY  
CITY COUNCIL

NOV 18 2011

CONCEPTUAL SITE PLAN  
CARNegie BLVD. REZONING  
6000 CARNegie BLVD.  
CHARLOTTE, NORTH CAROLINA

DATE	DESCRIPTION
01/17/2011	SUBMITTAL #1
01/20/2011	REVISION #1
01/23/2011	REVISION #2

NOT BE USED FOR CONSTRUCTION

REVISIONS

R-3



The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a textured, sparkling appearance.

# Crescent Site















JLB

The image features a solid orange horizontal band in the center, which serves as a background for the text 'JLB'. Above and below this band are sections of a blue bokeh background, consisting of out-of-focus light spots in various shades of blue and white.



The Planner has also created a Conceptual Site Plan and Preliminary Engineering information for the proposed development of the site. The site plan is a conceptual plan and is not intended to be a final plan. It is intended to provide a general overview of the proposed development and to show the location of the proposed development on the site. The site plan is not intended to be a final plan and is not intended to be used for any other purpose. The site plan is not intended to be used for any other purpose. The site plan is not intended to be used for any other purpose.



RULE JOY TRAMMELL RUBIO  
ARCHITECTURE INTERIOR DESIGN  
3000 Charlotte Parkway Suite 300 Atlanta Georgia 30309  
(404) 525-1400  
www.rulejoytrammellrubio.com

DATE	DESCRIPTION
01/17/2017	SUBMITTAL #1
01/20/2017	REVISION #1
01/23/2017	REVISION #2

APPROVED BY  
CITY COUNCIL

01/18/2017

CONCEPTUAL SITE PLAN  
CARNegie BLVD. REZONING  
6000 CARNegie BLVD.  
CHARLOTTE, NORTH CAROLINA

1  
CONCEPTUAL SITE PLAN  
Scale: 1" = 50'

R-3





APPROV  
CITY CO

RENDERIN







The image features a blue background with a bokeh effect of out-of-focus light spots. A solid orange horizontal band is positioned in the center, containing the text "2014 Rezoning".

# 2014 Rezoning

The Preliminary has also provided a Conceptual Site Plan and Conceptual Architectural Rendering which is intended to illustrate the proposed development of the site and to provide a visual representation of the proposed development. The Preliminary has also provided a Conceptual Site Plan and Conceptual Architectural Rendering which is intended to illustrate the proposed development of the site and to provide a visual representation of the proposed development. The Preliminary has also provided a Conceptual Site Plan and Conceptual Architectural Rendering which is intended to illustrate the proposed development of the site and to provide a visual representation of the proposed development.



1 CONCEPTUAL SITE PLAN  
Scale: 1" = 50'

**RJ TR**

**RULE JOY TRAMMELL RUBIO**  
ARCHITECTURE INTERIOR DESIGN

3000 Gables Parkway Suite 200 Atlanta Georgia 30346  
(404) 488-1400  
www.rulejoytrammellrubio.com

APPROVED BY  
CITY COUNCIL

NOV 15 2011

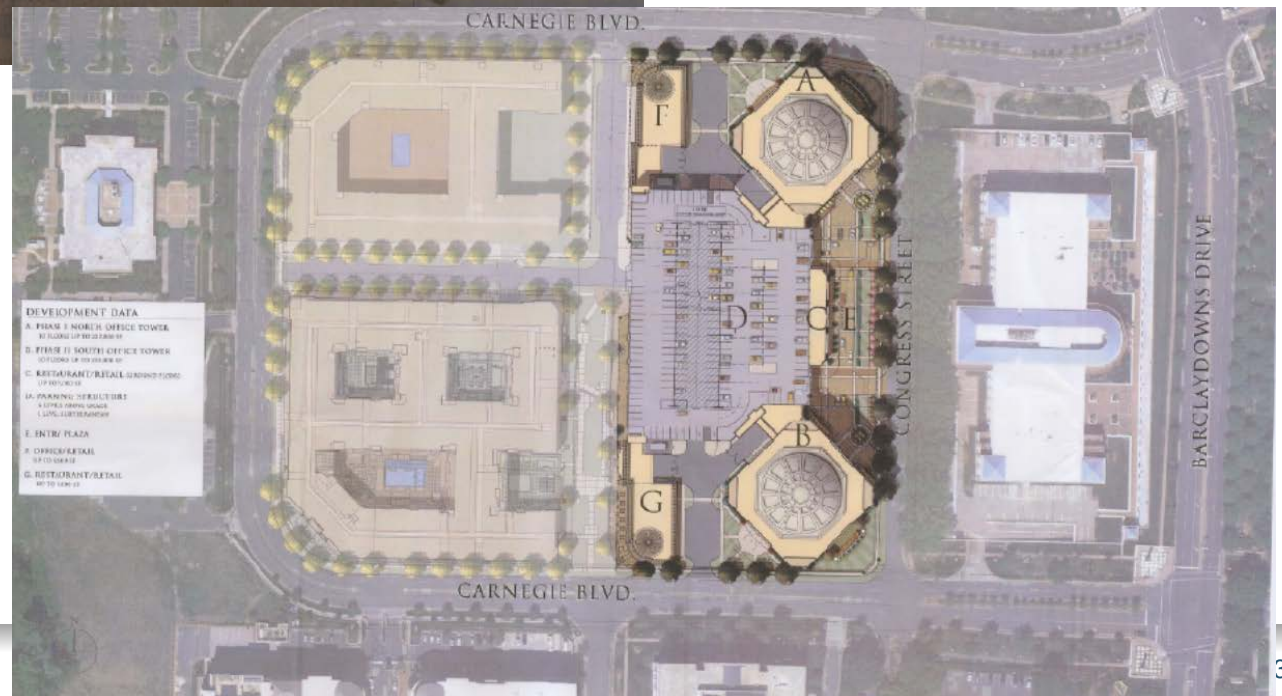
CONCEPTUAL SITE PLAN  
CARNegie BLVD. REZONING  
6000 CARNegie BLVD.  
CHARLOTTE, NORTH CAROLINA

DATE	DESCRIPTION
01/17/2011	SUBMITTAL #1
01/20/2011	REVISION #1
01/23/2011	REVISION #2

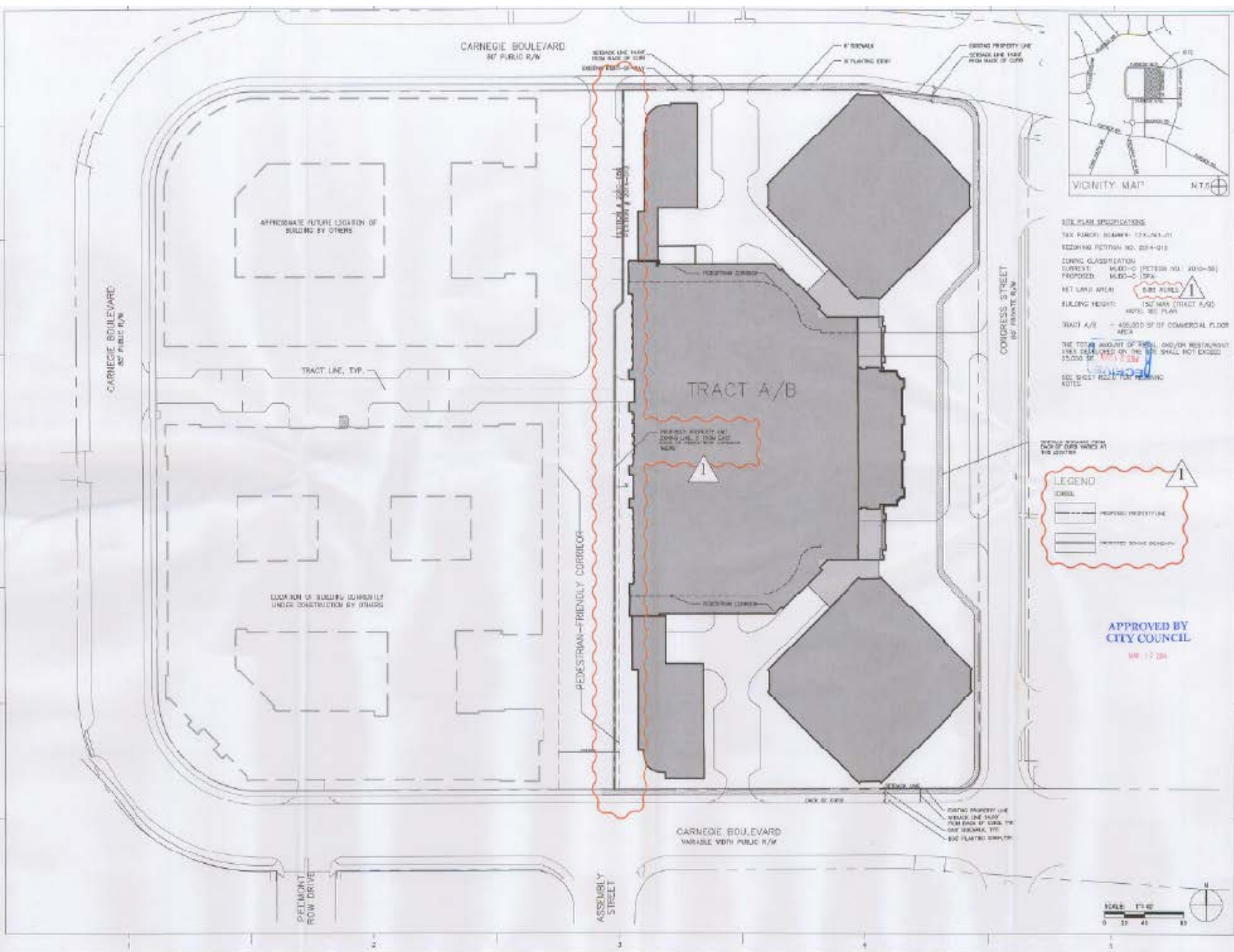
NEXT SUBMITTAL DATE: 02/03/2011

REVISION #3









**SITE PLAN SPECIFICATIONS**  
 TAX PARCEL: 123456789  
 ZONING: M-100 (PETERSON) 100-100  
 CURRENT: M-100 (PETERSON) 100-100  
 PROPOSED: M-100 (PETERSON) 100-100  
 NET LAND AREA: 8.00 ACRES  
 BUILDING HEIGHT: 150' MAX (TRACT A/B)  
 TRACT A/B: 405,000 SF OF COMMERCIAL FLOOR AREA  
 THE TOTAL AMOUNT OF SIGN AND/OR RESTROOMS SHALL BE LIMITED TO THE SIGN SHALL NOT EXCEED 50,000 SF  
 SEE SHEET 100-100 FOR PLANNING NOTES



APPROVED BY  
CITY COUNCIL  
 MAY 12, 2014



44417-2424

**CAPITOL TOWERS AT CARNEGIE**

**LINCOLN HARRIS**

**Colo-Jenett & Stone**  
 200 South 1st Street, Suite 100  
 Charlotte, North Carolina 28201  
 PH: 704.251.1111 FAX: 704.251.1112  
 www.colojenettstone.com

**LS3P**

**LS3P ASSOCIATES LTD.**  
 200 WEST THIRD STREET, SUITE 100  
 CHARLOTTE, NORTH CAROLINA 28201  
 TEL: 704.251.1111 FAX: 704.251.1112  
 WWW.LS3P.COM

REVISIONS  
 1. 10/10/13  
 2. 10/10/13

PROJECT: 100-100  
 DATE: MAY 12, 2014  
 DRAWN BY:  
 CHECKED BY:

**RZ1.0**  
 TECHNICAL DATA  
 SHEET  
 ZONING: M-100 (PETERSON) 100-100

SOLUTIONS THROUGH LISTENING  
 SERVICE THROUGH DESIGN  
**SCHEMATIC DESIGN**



CAPITOL TOWER  
AT CARNEGIE



LINCOLN  
HARRIS



Cole, Jensen  
& Stone  
100 West Third Street, Suite 1000  
Denver, CO 80202  
PH: 303.533.4888 FAX: 303.533.4889  
WWW.CJSTONE.COM



LS3P ASSOCIATES LTD.  
137 WEST THIRD STREET, SUITE 1000  
DENVER, COLORADO 80202  
TEL: 303.533.4888 FAX: 303.533.4889  
WWW.LS3P.COM

REVISIONS  
1. 11/17/2011

APPROVED BY  
CITY COUNCIL

11/17/2011

PROJECT: 1111111111  
COMMITTEE: 1111111111  
PROVIDED THE FOLLOWING INFORMATION:  
THE INFORMATION MAY BE USED FOR ANY PURPOSE  
WITHOUT THE WRITTEN PERMISSION OF LS3P ASSOCIATES LTD.

REVISIONS:

PROJECT: 1111111111  
DATE: 11/17/2011  
DRAWN BY:  
CHECKED BY:

RZ3.0  
ILLUSTRATIVE  
MASTER PLAN  
REVISIONS: 11/17/2011

SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN  
SCHEMATIC DESIGN



NEGIE BLVD.

NEGIE BLVD.

CONGRESS STREET



0 15 30 60  
SCALE: 1" = 30'-0"



CAPITOL TOWER  
AT CARNEGIE



**LS3P**  
LS3P ASSOCIATES LTD.  
307 WEST TRADE STREET SUITE 100  
CHARLOTTE, NORTH CAROLINA 28202  
TEL: 704.375.0000 FAX: 704.375.0001  
WWW.LS3P.COM

REVISION DATE:  
2/10/2017 11:30 AM

APPROVED BY  
CITY COUNCIL  
NO. 17-03

PRINTED BY THE ARCHITECTURAL BOARD OF ARCHITECTS  
CAPITOL TOWER - ALL RIGHTS RESERVED  
PRINTED ON ELECTRONIC DRAWING  
EXCHANGE (ENR) MAY 15, 2017  
IN ANY FORM, WITHOUT WRITTEN PERMISSION  
FROM THE ARCHITECTURAL BOARD.

APPENDIX:

PROJECT: RZ4.0  
DATE: 02/10/17  
DRAWING NO.:  
PROJECT NO.:

**RZ4.0**  
CONCEPTUAL  
SITE PLAN  
REVISION: 02/10/17

SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN  
SCHEMATIC DESIGN



**SITE PLAN AMENDMENT  
REZONING PETITION NO. 2014-012  
DEVELOPMENT STANDARDS  
0225.2014**

**F. General Provisions**

These Development Standards form a part of the Technical Data Sheet associated with the Site Plan Amendment filed by Lincoln Harris to modify the Development Standards established by Rezoning Petition No. 2010-056 in order to accommodate redevelopment of an approximately 5.5-acre tract depicted on the Technical Data Sheet (the "Site").

Development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Except as otherwise provided under the MUDD-Optional provisions set forth under Section 2 hereof and unless the Technical Data Sheet authorizes Development Standards which are more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

The development depicted on the Technical Data Sheet is intended to reflect the arrangement of the maximum number of buildings proposed on the Site. The Petitioner has also provided an illustrative Master Plan, Conceptual Site Plan and a Conceptual Elevation which accompany the Technical Data Sheet. Alterations or modifications which in the opinion of the Planning Director, substantially alter, the character of the development or significantly alter the Technical Data Sheet in its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.20(1) or (2) of the Ordinance, as applicable.

**2. MUDD-Optional Provisions**

This Petition proposes utilization of the MUDD-Optional provisions to allow for the following optional deviations:

a) Deviations that would allow short-term surface level parking and drive-in areas between public or private streets and buildings fronting these streets to accommodate drop off, pick up in front of office buildings, pickup and drop off areas in front of restaurants and residential buildings, valet parking and service areas for uses such as mail delivery, loading and delivery.

b) Deviations from the height requirements to allow buildings which are up to but not exceeding 150 feet in height or 10 stories above ground, exclusive of commercial structures such as parapets, signs, antennas, domes, dormers or other architectural features, on Tract A & B, as generally depicted on the Conceptual Plan.

**3. Permitted Use**

Subject to the Maximum Development provisions set forth under Section 4, Tract A/B of the Site may be devoted to office, bank, retail, and restaurant uses together with any incidental or necessary uses associated therewith which are permitted by right or under prescribed conditions in the MUDD Zoning District.

**4. Maximum Development**

a) Tract A/B may be developed with up to 470,000 square feet of office floor area. Areas devoted to structured parking, outdoor dining, courtyards and plazas are not included in the square footage limitation, but outdoor dining areas for restaurants shall be limited to the required parking calculation.

Floor area calculation for office development shall include area used for building and connector access (such as stairs, elevators shafts and maintenance crawl space), service areas, utility equipment rooms, storage areas and mechanical and electrical rooms.

b) Tract A/B may be developed with up to 18,000 square feet of retail, bank or restaurant use. However, this amount may be increased to 25,000 square feet in the event that the retail allocation allotted to Tract B by Rezoning Petition 2010-056 is eliminated through an administrative amendment to that rezoning plan. The total amount of retail and/or restaurant use developed on Tract A/B shall not exceed in the aggregate, 25,000 square feet.

**5. Transportation**

a) Prior to the issuance of building permits for vertical development on Tract A/B, the Petitioner agrees to contribute to the City of Charlotte the sum of \$240,000.00. In the event that thousands have not been dedicated to street improvements within the boundaries of the SouthPark Small Area Plan within seven (7) years of the contribution they shall be refunded to the Petitioner by the City.

b) The Site's internal street system shall be composed of private streets built to public street standards.

c) The Petitioner reserves the right to deviate from the street alignments depicted on the Technical Data Sheet, provided any proposed change in alignment is approved in advance by CDOT and the Planning Department.

d) All private streets may be extended to public streets at the Petitioner's option.

e) Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and designs and to any stipulations imposed by CDOT for approval.

**6. Architectural Standards/Structure and Landscaping**

a) The intent of the redevelopment concept is to create a variety of architectural experiences. The redevelopment will utilize primarily glass, stone, brick, stucco, architectural pre-cast concrete panels, and/or architectural face brick construction materials. The Conceptual Elevation is intended to describe the conceptual architectural theme proposed for the Site. Alterations to the architectural theme must be approved by the Planning Director or his/her designee.

b) Except as otherwise provided under Section 2, all buildings constructed on this Site shall conform to the MUDD Urban Design and Development Standards outlined in Section 9.55(b) of the Ordinance.

c) Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one of more sides of a dumpster area adjoin a side or rear wall of a building, then inside or rear wall may be substituted for a side.

d) Internal areas of the Site will be landscaped in accordance with the requirements of the Ordinance.

e) All non-essential mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

f) All other screening and landscaping shall conform to the standards of the Ordinance.

g) The street elevations of the first floors of all buildings on this ground line Commercial uses are to be located on Carnegie Boulevard will be designed to encourage and complement pedestrian - scale interest and activity by the use of doors which shall remain open during business hours and transparent store front glass so that

the uses are visible from and accessible to the street.

h) Exposures of blank walls exceeding 20 feet in length will be eliminated through the use of various design elements, including one or more of the following design elements:

- awnings,
- display windows,
- art,
- sculptures,
- mosaic,
- ornamentation,
- molding,
- string courses,
- bell courses,
- fountains,
- street furniture,
- landscaping and garden areas, or
- display areas.

Provided, however, that the use of opaque or reflective glass may not be utilized as a means for addressing blank walls.

i) Materials, back flow prevention, and similar items will be screened from public view.

j) Except as otherwise provided in these Development Standards, the streetscape treatment along the Carnegie Boulevard and Congress Street frontages will meet or exceed the standards of the Ordinance and include: large exterior iron, supplemental shoulders, sidewalks of at least six feet in width and planting strips of at least 8 feet in width. Sidewalks may encroach to preserve existing trees.

k) Off-street parking may be provided either through surface lots or through parking structures.

l) Petitioner shall design and construct the western elevation of the ground floor level of the parking structure in a manner that will allow the portion of the structure that fronts the Pedestrian Friendly Corridor to be converted into retail or office space in the future.

m) Petitioner shall provide two separate pedestrian connections through the parking structure in order to provide direct connections between the east and west sides of the parking structure as depicted on L2B. Entrances to these pedestrian connections shall be clearly defined as primary pedestrian entries through the use of architectural details similar to those used for the primary office entries such as signage, lighting, screens, awnings or screens. Pedestrian connections shall include pedestrian oriented decorative lighting.

**7. Signage**

No building sign over forty feet above average grade mounted on any building elevation which faces in a westerly direction shall be permitted. All signage shall meet the requirements of the MUDD zoning district.

**8. Pedestrian Friendly Corridor**

The Technical Data Sheet contemplates a landscaped pedestrian friendly corridor running in a generally southerly to northerly direction from Carnegie Boulevard along the western boundary of Tract A/B and extending as a street corridor to Carnegie Boulevard (the "Corridor"). Buildings fronting on the Corridor shall be designed as generally depicted on the Conceptual Site Plan and Conceptual Elevation.

**9. Environmental Features**

a) The Petitioner shall satisfy the requirements of the Post Construction Control Ordinance and, in addition, provide for a reduction of the peak flow into 100-year storm events by 50 % or more over the conditions of the Site as they existed at the time Rezoning Petition No. 2010-056 was approved.

(b) If the Petitioner elects to satisfy the requirements of Paragraph (a) at this location with onsite above-ground detention facilities, each facility must be designed as a prominent water feature amenity for the Site.

**10. Lighting**

a) Any lighting attached to an exterior building wall facing a residential neighborhood shall be capped and downwardly directed.

b) All entry and parking lot lighting fixtures will be shielded with full cut-off fixtures.

c) Exterior building wall-pole lighting will be prohibited throughout the Site.

d) Pedestrian scale lighting will be provided within the Site along all interior streets.

**11. Sidewalks, Side Yards and Rear Yards**

The developer must maintain the use of the Terrain and create lots within the footprint of the Tracts with no side or rear yards as part of a unified development plan.

**12. Waiver of Sight Triangle Requirements**

In addition to the deviations allowed under the MUDD optional provisions set forth under Section 2, the Petitioner reserves the right to request the Director of the Charlotte Department of Transportation (CDOT) to waive all or part of the sight triangle requirements of the Ordinance in accordance with the provisions of Section 12.11(b)(7) hereof.

**13. Parking**

Off-street parking spaces shall satisfy or exceed the parking requirements of the O-1 Zoning District.

**14. Amendments to Rezoning Plan**

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the Site Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 4 of the Ordinance.

**15. Binding Effect of the Rezoning Documents and Definitions**

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet and these Development Standards will remain in effect in the manner provided under the Ordinance. In binding upon the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns, the terms "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or his owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

**CAPITOL TOWERS  
AT CARNEGIE**



**LS3P ASSOCIATES LTD.**  
137 WHITE TAIL DRIVE SUITE 200  
CHARLOTTE, NORTH CAROLINA 28205  
TEL: 704.375.6500 FAX: 704.375.3020  
WWW.LS3P.COM

DESIGNED BY:  
10/10/14 10/10/14

**APPROVED BY  
CITY COUNCIL**

10/10/14

UNLESS OTHERWISE NOTED, ALL RIGHTS RESERVED.  
COPYRIGHT 2014. ALL RIGHTS RESERVED.  
PROJECT OR ELECTRONIC TRANSMISSION AND  
REPRODUCTION ARE NOT BE REPRODUCED  
IN ANY FORM WITHOUT WRITTEN PERMISSION  
FROM THE PROJECT OWNER.

**REVISIONS**

PREPARED BY: RZ2.0  
DATE: 10/10/14  
DRAWN BY: RZ2.0  
CHECKED BY:

**RZ2.0**  
DEVELOPMENT  
STANDARDS  
REZONING PETITION NO. 2014-012

**SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN  
SCHEMATIC DESIGN**

## **2. MUDD-Optional Provisions**

**This Petition proposes utilization of the MUDD-O provisions to allow for the following optional deviations:**

- a) Deviations that would allow short-term surface level parking and drives within areas between public or private streets and buildings fronting these streets to accommodate: drop off areas in front of office buildings, pick-up and drop off areas in front of restaurants and residential buildings, valet parking; and service areas for uses such as mail delivery, loading and delivery;**
- b) Deviations from the height requirements to allow buildings which are up to but not exceeding 150 feet in height or 10 stories above ground, exclusive of ornamental roof structures such as parapets, spires, mansards, domes, dormers or other architectural features, on Tract A/ B, as generally depicted on the Conceptual Perspective Rendering.**





OFFICE ENTRY ELEVATION

0 5 10 20  
SCALE: 1" = 10'-0"

CAPITOL TOWERS  
AT CARNEGIE

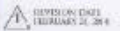


LINCOLN  
HARRIS



LS3P

LS3P ASSOCIATES LTD.  
22 WEST BRADEN AVENUE SUITE 200  
CHARLOTTE, NORTH CAROLINA 28201  
TEL: 704.373.4000 FAX: 704.373.4040  
WWW.LS3P.COM



APPROVED BY  
CITY COUNCIL

AM 1/7/08

ALL RIGHTS RESERVED  
COPYRIGHT 2008 ALL RIGHTS RESERVED  
PRINTED OR ELECTRONIC REPRODUCTION AND  
DISSEMINATION MAY NOT BE REPRODUCED  
OR FOR FURTHER DISTRIBUTION WITHOUT  
THE WRITTEN PERMISSION OF LS3P ASSOCIATES LTD.

REVISIONS:

PROJECT: 300-0000  
DATE: NOV. 05, 2007  
DRAWN BY:  
CHECKED BY:

RZ5.0

CONCEPTUAL  
ELEVATIONS  
BEGINNING PLOT NO. 2004017

SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN  
SCHEMATIC DESIGN





PARTIAL WEST ELEVATION

0 10 20 40  
SCALE: 1" = 20'-0"



EAST ELEVATION

0 10 20 40  
SCALE: 1" = 20'-0"



WEST ELEVATION

0 15 30 60  
SCALE: 1" = 30'-0"

CAPITOL TOWERS  
AT CARNEGIE



LINCOLN  
HARRIS



CatoJanest & Stone  
Architectural Services  
200 South 1st Street, Suite 100  
Charlotte, North Carolina 28202  
PH: 704.333.3333 FAX: 704.333.3333  
WWW.CATOJANEST.COM



LS3P ASSOCIATES LTD.  
302 WEST TRADE STREET - SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
TEL: 704.333.6666 FAX: 704.333.3333  
WWW.LS3P.COM



APPROVED BY  
CITY COUNCIL

REV: 12.2014

RENDERING OF THE ABOVE IS SUBJECT TO APPROVAL  
COPYRIGHT 2014. ALL RIGHTS RESERVED.  
PRINTED ON ELECTRONIC DRAWINGS AND  
RECOMMENDED FOR USE IN CONSTRUCTION.  
BY ANY OTHER MEANS WITHOUT PERMISSION  
FROM LS3P ASSOCIATES LTD.

RENDERING

PROJECT: WEST ELEVATION  
DATE: NOV. 26, 2013  
DRAWN BY:  
CHECKED BY:

RZ6.0  
CONCEPTUAL  
ELEVATIONS  
REVISION: 01/20/2014 BY: 2014-01-22

SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN  
SCHEMATIC DESIGN



**CAPITOL TOWERS  
AT CARNEGIE**



**LINCOLN  
HARRIS**



**LS3P**

**LS3P ASSOCIATES LTD.**  
802 WEST END AVE. SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
TEL: 704.333.6666 FAX: 704.333.6666  
WWW.LS3P.COM

**REVISIONS DATE**  
#1 FREEDOM 21, 2014

**APPROVED BY  
CITY COUNCIL**

APR 17, 2014

DESIGNED BY THE ARCHITECTS OF RECORD  
COPYRIGHT © 2014 ALL RIGHTS RESERVED  
PRINTED ON RECYCLED, ENVIRONMENTAL AND  
MANUFACTURED WITH 100% POST CONSUMER WASTE  
BY JAY PERIN VERTICAL WRITING MANAGEMENT  
FROM LS3P ASSOCIATES LTD.

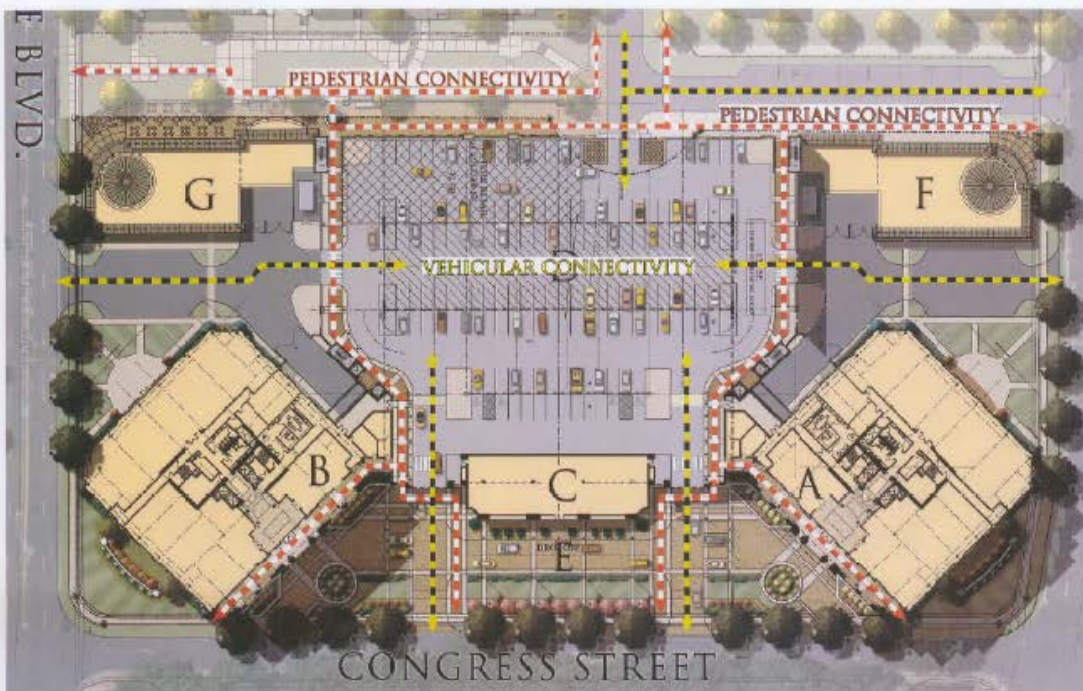
**REVISIONS**

**PROJECT: RZ7.0**  
**DATE: MAY 21, 2014**  
**DESIGNED BY:**  
**CHARLOTTE, NC**

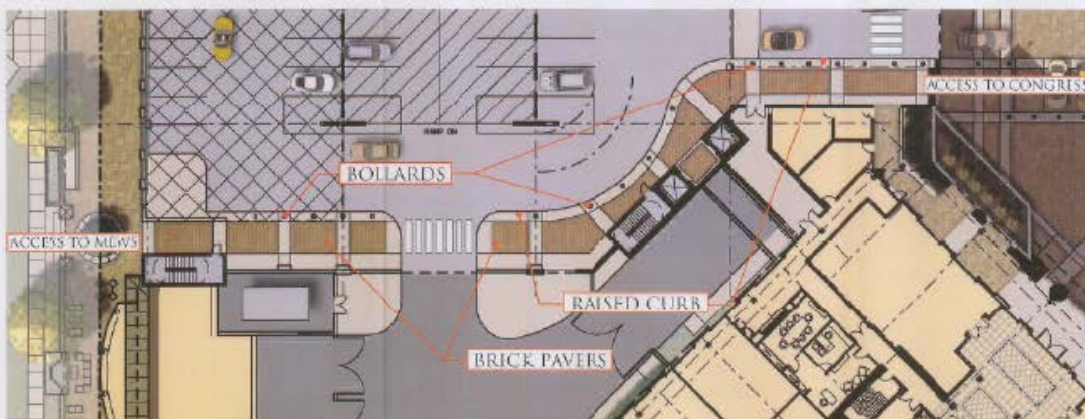
**RZ7.0**  
**CONCEPTUAL  
PERSPECTIVE**  
**REVISIONS DATE MAY 21, 2014**

**SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN  
SCHEMATIC DESIGN**





PEDESTRIAN CONNECTIVITY THROUGH DECK (ON GRADE)



PEDESTRIAN WALKWAY THROUGH DECK (ENLARGED VIEW)



EAST PEDESTRIAN ENTRY



WEST PEDESTRIAN ENTRY

# CAPITOL TOWERS AT CARNEGIE



LINCOLN  
HARRIS



ColoJanest  
& Stone  
Architectural Firm  
100 South Third Street, Suite 1000  
Durham, North Carolina 27601  
TEL: 781.233.0081 FAX: 781.233.5820  
WWW.COLOJANEST.COM

LS3P

LS3P ASSOCIATES LTD.  
207 WELLS TRADING STREET, SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
TEL: 781.233.0081 FAX: 781.233.5820  
WWW.LS3P.COM

APPROVED BY  
CITY COUNCIL  
MAY 17, 2018

APPROVED BY  
CITY COUNCIL  
MAY 17, 2018

REVISIONS

PROJECT: 1700-0018  
DATE: NOV. 10, 2015  
PREPARED BY:  
DESIGNED BY:

RZ8.0  
CONNECTIVITY

REVISIONS

SOLUTIONS THROUGH LISTENING  
SERVICE BY DESIGN  
SCHEMATIC DESIGN





Today

The image features a central orange rectangular band containing the word "Today" in white. Above and below this band are sections of a blue background with a bokeh effect, consisting of out-of-focus light spots and hexagonal patterns.







# CARNEGIE BOULEVARD



## SITE PLAN SPECIFICATIONS

TAX PARCEL NUMBER: 177-063-0

REZONING PETITION NO. 2010-56

## ZONING CLASSIFICATION

CURRENT: O-1  
PROPOSED: MUDD-O

NET LAND AREA: +/- 13.15 AC

BUILDING HEIGHT: 150' MAX.  
120' MAX. (NOTE: SEE...)

TRACT A - 240,000 SF OF COMMER

TRACT B - 240,000 SF OF COMMER

TRACT C - 200 MULTI-FAMILY DW

TRACT D - 391 MULTI-FAMILY DW  
15,000 SF OF COMMER

THE TOTAL AMOUNT OF RETAIL AND  
DEVELOPED ON THE SITE SHALL NOT

APPROVED BY  
CITY COUNCIL

NOV 12, 2010



1

TECHNICAL DATA SHEET A

Scale: 1" = 40' - 0"

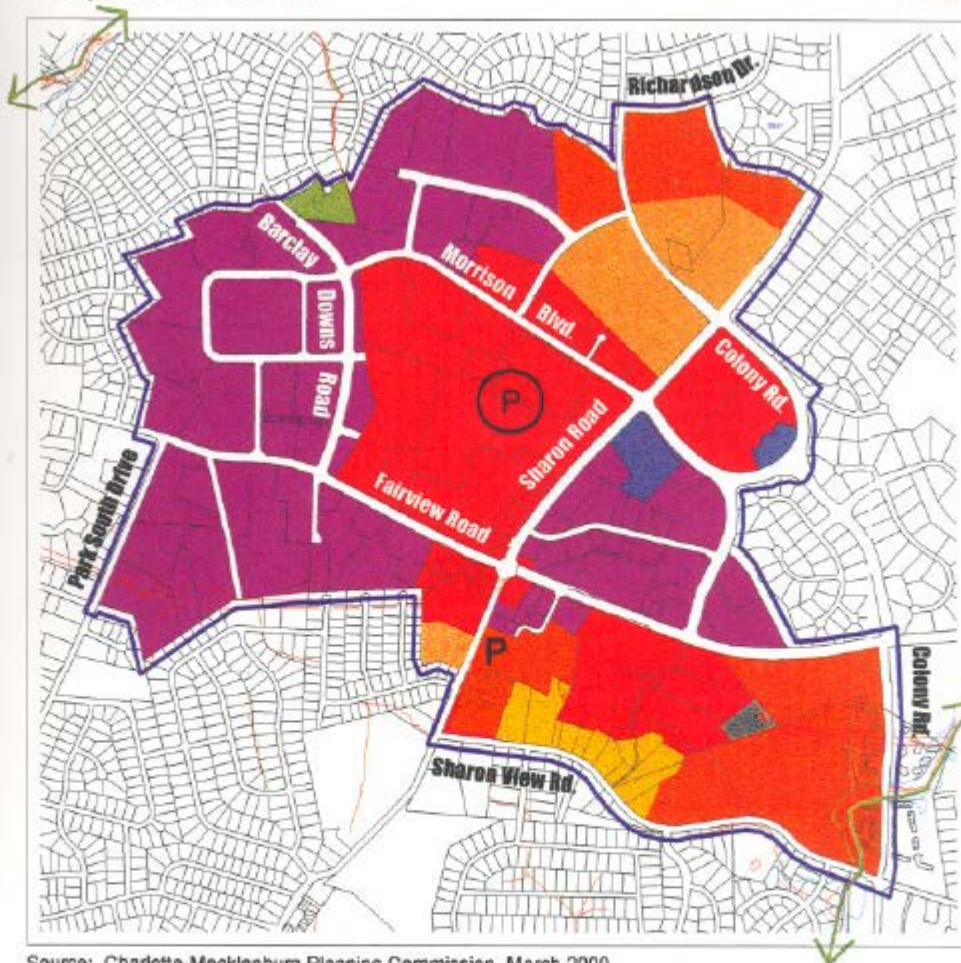
NOT BE USED FOR CONSTRUCTION  
TECHNICAL DATA SHEET



# SouthPark Small Area Plan

## Proposed Land Use

Map 5



Source: Charlotte-Mecklenburg Planning Commission, March 2000

- |  |  |   |
|--|--|---|
| Multi-Family / Single Family Attached        | Commercial or Commercial-Residential mixture | Recreation  |
| Multi-Family with limited Retail / Service   | Office or Office-Residential mixture         | A public gathering space is proposed within the "core" of the study area. |
| Multi-Family / Single Family up to 12 d.u.a. | Institutional                                | Existing Park   |
| Utilities                                    |  | Proposed Greenway   |

### Note:

Proposed land use is based on development of a zoning overlay district that provides more specific criteria for land use intensities and design standards.



Not to Scale

The image features a background of blue bokeh light effects, with a solid orange horizontal band across the middle. The bokeh consists of numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, textured effect.

# Proposed Rezoning



**REZONING PETITION NO. 2018-XXX**



**5954 CARNEGIE BLVD.**

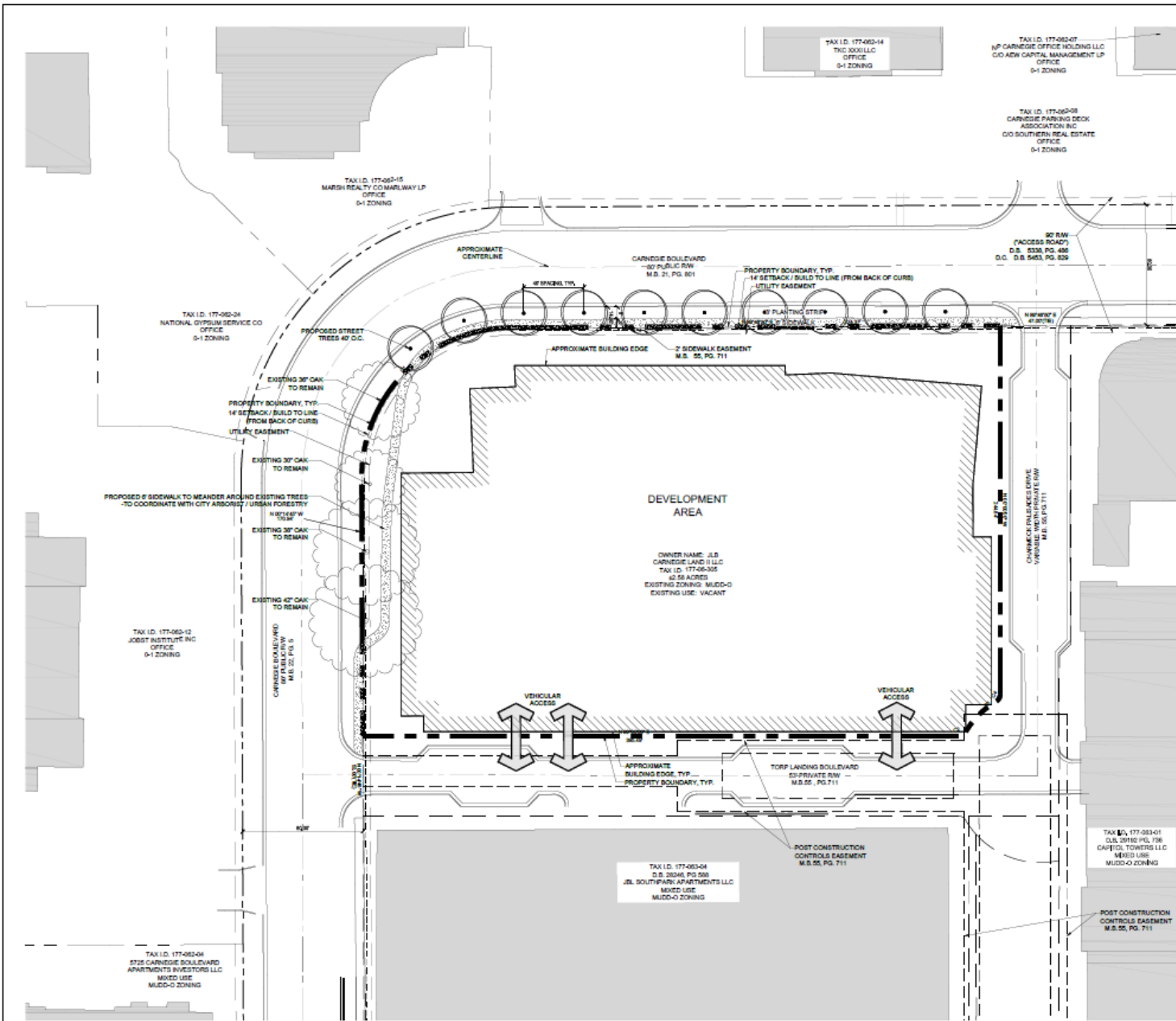
LINCOLN HARRIS  
5554 CARNEGIE  
CHARLOTTE, NC

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REVISION	08/01/2018
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

**TECHNICAL DATA SHEET - DEVELOPMENT STANDARDS**

**RZ-1**



**PETITIONER:**  
Lincoln Harris  
4725 Piedmont Rd. Dr.  
Suite 600  
Charlotte, NC 28210  
TEL: 704.714.7800

**ARCHITECT:**  
HAI SHA  
LS3P Associates Ltd  
227 West Trade Street  
#700  
Charlotte, NC 28202  
TEL: 704.336.8800

**ATTORNEY:**  
Caleb Brown  
K.S.L. Gable  
Harris Tower  
214 North Tryon Street  
4th Floor  
Charlotte, NC 28202  
TEL: 704.331.7531

**CIVIL ENGINEER:**  
Nate Doolittle  
LandDesign, Inc.  
223 North Garden St.  
Charlotte, NC 28202  
TEL: 704.333.0325

**SURVEY:**  
John R. Adams Company, Inc.  
11301 Carmel Commons Boulevard  
Suite 111  
Charlotte, NC 28226  
TEL: 800.733.5646

**SITE DEVELOPMENT AREA**

TAX PARCEL NUMBER: 177-063-05  
REZONING PETITION NO.: 2018-XXX

**ZONING CLASSIFICATION**  
CURRENT: MUDD-O (PETITION NO. 2018-08)  
PROPOSED: MUDD-O SPA  
EXISTING USES: VACANT

**PROPOSED USES:** USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT

**MAXIMUM DEVELOPMENT (SUBJECT TO CONVERSION RIGHTS AS DEFINED HEREIN):**  
OFFICE: 340,000 SQUARE FEET  
RETAIL/EDUC: 16,000 SQUARE FEET

**NET LAND AREA:** 42.58 ACRES

**MINIMUM SETBACK:** 14' FROM BACK OF CURB (EXISTING OR PROPOSED)

**YARD REQUIREMENTS:**  
SIDE YARD: 10' IF ADJACENT TO RESIDENTIAL USE  
REAR YARD: 10' IF ADJACENT TO RESIDENTIAL USE

**REQUIRED SCREENING:**  
PER ORDINANCE - REQUIRED FOR THE SERVICE ENTRANCE / UTILITY STRUCTURES, LOADING DOCKS, PARKING DECKS, DUMPSTERS

**MAXIMUM BUILDING HEIGHT:** UP TO 180 FEET AS REQUESTED IN THE OPTIONAL PROVISIONS TO THE MUDD-O ZONING DISTRICT

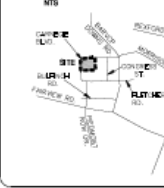
**VEHICULAR PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O ZONING DISTRICT

**BIKE PARKING:** AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O ZONING DISTRICT

**PARCEL BOUNDARY INFORMATION**

NO.	DESCRIPTION	DATE
1	REVISION	08/01/2018
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

**VICINITY MAP**

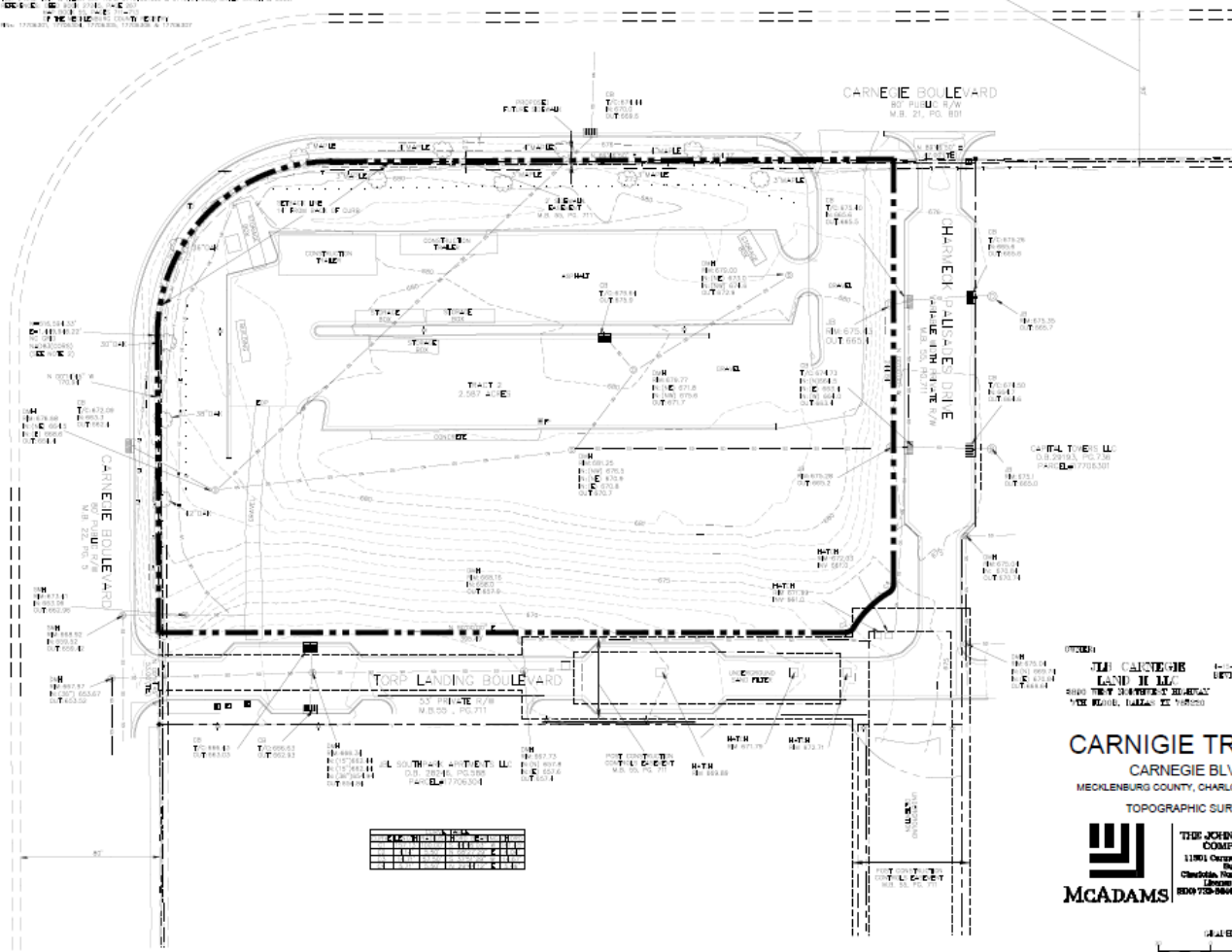


PETITION #: 2018-XXX  
CITY OF CHARLOTTE  
PETITIONER:



- GENERAL NOTES**
1. THE PROJECT IS A REZONING PETITION FOR THE REZONING OF THE TRACT II OF THE CARNEGIE TRACT II, LAND II LLC, 5954 CARNEGIE BLVD., CHARLOTTE, NC 28209.
  2. THE PROJECT IS A REZONING PETITION FOR THE REZONING OF THE TRACT II OF THE CARNEGIE TRACT II, LAND II LLC, 5954 CARNEGIE BLVD., CHARLOTTE, NC 28209.
  3. THE PROJECT IS A REZONING PETITION FOR THE REZONING OF THE TRACT II OF THE CARNEGIE TRACT II, LAND II LLC, 5954 CARNEGIE BLVD., CHARLOTTE, NC 28209.
  4. THE PROJECT IS A REZONING PETITION FOR THE REZONING OF THE TRACT II OF THE CARNEGIE TRACT II, LAND II LLC, 5954 CARNEGIE BLVD., CHARLOTTE, NC 28209.
  5. THE PROJECT IS A REZONING PETITION FOR THE REZONING OF THE TRACT II OF THE CARNEGIE TRACT II, LAND II LLC, 5954 CARNEGIE BLVD., CHARLOTTE, NC 28209.
  6. THE PROJECT IS A REZONING PETITION FOR THE REZONING OF THE TRACT II OF THE CARNEGIE TRACT II, LAND II LLC, 5954 CARNEGIE BLVD., CHARLOTTE, NC 28209.
  7. THE PROJECT IS A REZONING PETITION FOR THE REZONING OF THE TRACT II OF THE CARNEGIE TRACT II, LAND II LLC, 5954 CARNEGIE BLVD., CHARLOTTE, NC 28209.
  8. THE PROJECT IS A REZONING PETITION FOR THE REZONING OF THE TRACT II OF THE CARNEGIE TRACT II, LAND II LLC, 5954 CARNEGIE BLVD., CHARLOTTE, NC 28209.
  9. THE PROJECT IS A REZONING PETITION FOR THE REZONING OF THE TRACT II OF THE CARNEGIE TRACT II, LAND II LLC, 5954 CARNEGIE BLVD., CHARLOTTE, NC 28209.
  10. THE PROJECT IS A REZONING PETITION FOR THE REZONING OF THE TRACT II OF THE CARNEGIE TRACT II, LAND II LLC, 5954 CARNEGIE BLVD., CHARLOTTE, NC 28209.

- LEGEND**
- 1. EASEMENT
  - 2. EASEMENT
  - 3. EASEMENT
  - 4. EASEMENT
  - 5. EASEMENT
  - 6. EASEMENT
  - 7. EASEMENT
  - 8. EASEMENT
  - 9. EASEMENT
  - 10. EASEMENT
  - 11. EASEMENT
  - 12. EASEMENT
  - 13. EASEMENT
  - 14. EASEMENT
  - 15. EASEMENT
  - 16. EASEMENT
  - 17. EASEMENT
  - 18. EASEMENT
  - 19. EASEMENT
  - 20. EASEMENT
  - 21. EASEMENT
  - 22. EASEMENT
  - 23. EASEMENT
  - 24. EASEMENT
  - 25. EASEMENT
  - 26. EASEMENT
  - 27. EASEMENT
  - 28. EASEMENT
  - 29. EASEMENT
  - 30. EASEMENT
  - 31. EASEMENT
  - 32. EASEMENT
  - 33. EASEMENT
  - 34. EASEMENT
  - 35. EASEMENT
  - 36. EASEMENT
  - 37. EASEMENT
  - 38. EASEMENT
  - 39. EASEMENT
  - 40. EASEMENT
  - 41. EASEMENT
  - 42. EASEMENT
  - 43. EASEMENT
  - 44. EASEMENT
  - 45. EASEMENT
  - 46. EASEMENT
  - 47. EASEMENT
  - 48. EASEMENT
  - 49. EASEMENT
  - 50. EASEMENT
  - 51. EASEMENT
  - 52. EASEMENT
  - 53. EASEMENT
  - 54. EASEMENT
  - 55. EASEMENT
  - 56. EASEMENT
  - 57. EASEMENT
  - 58. EASEMENT
  - 59. EASEMENT
  - 60. EASEMENT
  - 61. EASEMENT
  - 62. EASEMENT
  - 63. EASEMENT
  - 64. EASEMENT
  - 65. EASEMENT
  - 66. EASEMENT
  - 67. EASEMENT
  - 68. EASEMENT
  - 69. EASEMENT
  - 70. EASEMENT
  - 71. EASEMENT
  - 72. EASEMENT
  - 73. EASEMENT
  - 74. EASEMENT
  - 75. EASEMENT
  - 76. EASEMENT
  - 77. EASEMENT
  - 78. EASEMENT
  - 79. EASEMENT
  - 80. EASEMENT
  - 81. EASEMENT
  - 82. EASEMENT
  - 83. EASEMENT
  - 84. EASEMENT
  - 85. EASEMENT
  - 86. EASEMENT
  - 87. EASEMENT
  - 88. EASEMENT
  - 89. EASEMENT
  - 90. EASEMENT
  - 91. EASEMENT
  - 92. EASEMENT
  - 93. EASEMENT
  - 94. EASEMENT
  - 95. EASEMENT
  - 96. EASEMENT
  - 97. EASEMENT
  - 98. EASEMENT
  - 99. EASEMENT
  - 100. EASEMENT



**CARNEGIE TRACT II**  
**CARNEGIE BLVD.**  
 MECKLENBURG COUNTY, CHARLOTTE, NC 28209

**TOPOGRAPHIC SURVEY**

**THE JOHN R. MCADAMS COMPANY, INC.**  
 11801 Central Expressway, Suite 111  
 Charlotte, NC 28226  
 704.738.8888 • [www.mcadams.com](http://www.mcadams.com)

**REZONING PETITION NO. 2018-XXX**



**5954 CARNEGIE BLVD.**

LINCOLN HARRIS  
 5504 CARNEGIE  
 CHARLOTTE, NC

REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
1	PRELIMINARY	06/01/2018
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

**RZ-2**



JLB Tower Development Standards:  
Rezoning Petition No. 2018-xxx  
Lincoln Harris, LLC - Petitioner  
8/1/2018

**Site Development Data:**

- Acreage: #2.58 acres
- Tax Parcel#: 177-063-03
- Existing Zoning: MUDD-O
- Proposed Zoning: MUDD-O SPA
- Existing User: Vacant
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district.
- Maximum Development (subject to conversion rights as defined herein):
  - Office: 340,000 square feet
  - Retail/EDBE: 16,000 square feet
- Maximum Building Height: Up to 180 feet as requested in the Optional Provisions to the MUDD-O zoning district, below
- Parking: As required by the Ordinance for the MUDD zoning district.

## I. General Provisions:

- a. **Site Description.** These Development Standards and the Technical Data Sheet form the reasoning plan (hereafter collectively referred to as the "Reasoning Plan") associated with the Reasoning Plan filed by Lincoln Harris, LLC ("Partner") to accommodate development of an office development with ground-floor commercial uses on an approximately 2.56 acre site located at 5954 Carnegie Boulevard (the "Site").
- b. **Interest.** This Reasoning is intended to accommodate development on the Site in a manner consistent with the objectives set forth in the Sought Park Small Area Comprehensive Development Plan ("CDP"). The CDP envisions a diverse mix of land use mixture of uses, including office, retail, and other ground floor commercial uses within walking distance of other Sought Park area amenities. The Partner seeks to create a street level public realm with the pedestrian experience in mind. The overall development plan is intended to allow the site to evolve in a manner that is consistent with the future vision for the area, resulting in a well-served, vibrant, and safe environment for nearby residents, employees, and visitors, as well as the larger community.

**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 MUDD zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Optional Provisions provided below.

- c. **Graphics and Alteration/Modification:** The schematic depictions of the use, parking area, sidewalks, structures and buildings, building elevations, building materials, streetscape perspective, driveways and other development matters and site elements set forth on the Reasoning Plan are intended to be conceptual in nature. Since the project has not undergone the design development and construction phases, it is intended that this Reasoning Plan provide flexibility in allowing some alterations or modifications from the graphic representations and renderings of the development matters and 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:
- Minor and do not materially change the overall design intent depicted on the Reasoning 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 Reasoning Plan; and
  - Modifications to allow minor increases in the mass of the building that does not materially change the design intent depicted on or described in the Reasoning Plan.

## II. Optional Provisions for the MUDD-O Zoning District

The following optional provisions are provided to accommodate deviations from the MUDD standards:

- To allow up to 180 feet of building height within the Site, including architectural features.
- To allow wall signs having up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less.
- To allow one (1) detached, ground mounted sign per street front. The detached signs may be up to five (5) feet in height and contain up to 60 square feet of sign area.
- To allow the "base" of building requirements of Section 9.5306(2)(b) to be satisfied by providing taller and structurally differentiated ground floor that distinguish ground floor levels from upper stories, as generally depicted in the conceptual elevations provided as part of the Rezoning Plan.

- e. To allow drop off areas in front of office buildings, pick-up and drop off areas in front of EDEE uses, valet parking, and service areas for uses such as mail delivery, loading and delivery.

### III. Permitted Uses:

- a. Subject to the Maximum Development provisions set forth under Section 16.02 below, the Site may be devoted to any commercial uses permitted by right or under prescribed conditions in the MUDD Zoning District together with any incidental or accessory uses associated therewith, except for the following:
1. Car washes;
  2. Automobile service stations; and
  3. EDEEs with drive-through service windows.
- b. No residential units are proposed for the Site.

#### IV. Maximum Development

- a. The principal building may be developed with up to 340,000 square feet of gross floor area of commercial non-residential use permitted by right and under prescribed conditions, along with any accessory uses allowed in the MUDD zoning district. However, the total square footage devoted to retail and Eating, Drinking, and Entertainment uses may not exceed 16,000 square feet.
- b. For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements) the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site, whether or structured parking facilities, all loading dock areas (open or enclosed), and outdoor dining areas (parking out front dining area) will be provided as required by the Ordinance or these development standards).
- c. Petitioner shall provide at least 5,000 square feet of ground floor space that is designed and constructed to be used as a public space (a public space is defined as a space that is open to the public and is not used for commercial office, business, lobby, and other areas that are accessory to residential or commercial use; shall not be considered retail space for purposes of this provision).

## V. Transportation

- a. All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in cooperation with other developers of roadway projects taking place within the broad south Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
- b. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights of way to the City of Charlotte and NCDOT before the Site's first building certificates of occupancy is issued.
- c. All transportation improvements shall be substantially completed before the Site's first building certificates of occupancy is issued.
  1. Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT and NCDOT) are not completed at the time that the Petitioner is required to obtain a certificate of occupancy for building(s) on the Site in connection with related development planning described above, then CDOT and/or NCDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable building(s), and in such event, the Petitioner may be asked to issue a certificate of occupancy for the building(s) in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
- d. Access:

d. Access

1. Access to the Site from external public streets will be as generally depicted on the Reasoning Plan, subject to adjustments as set forth below.
2. The Reasoning Plan identifies potential vehicular access points which could be surface drives or entrances to structured parking facilities. The exact location and design of these access points will be determined during the design process and thereafter with approval from appropriate governmental authorities, subject to applicable statutes, ordinances and regulations such as subdivision and driveway regulations. Petitioner, in its discretion may limit ingress and egress movements or restrict certain vehicular access points to one-way traffic if necessary.
3. The Petitioner reserves the right to request the installation of pavers and/or stamped or colored asphalt within streets abutting the Site in order to designate and define pedestrian cross-walks. The Petitioner will coordinate the design of any decorative pavement elements proposed within the public right-of-way with CDDOT and NCDOT during the driveway permit process. Furthermore, the minimum requirements for the amount and maintenance agreement must be obtained from CDDOT and NCDOT before any decorative pavers and/or stamped pavement proposed in the public right-of-way may be installed.
4. The alignment of vehicular circulation and driveways may be modified by the Petitioner, subject to CDDOT and NCDOT's final approval.

## VI. Design Guidelines

### a. General Design Guidelines:

1. **Preferred Exterior Building Materials:** All principal and accessory buildings abutting a network required public or private street shall complete a minimum of 20% of that building's entire facade facing such network street using brick, glass, stone or concrete and equivalent masonry, fiber cement, corrugated metal, steel access, architectural shingles or other material approved by the Planning Director.
2. **Prohibited Exterior Building Materials:** The Petitioner will not utilize (1) vinyl siding (but not vinyl hand rails, windows or door trim) or (2) concrete masonry units not architecturally finished.
3. **Activated ground floor area** shall be provided along a minimum of 60% of each building facade facing Cummings Boulevard.
4. **Water fountains** will be screened where visible from public view at grade from public or private streets and shall be located outside of the setback.
5. **Roofing HVAC and related mechanical equipment** will be screened from public view at grade from public or private streets.
6. **Dumpsters, loading and service areas** shall be screened from view, common open spaces and any adjacent residential uses with materials complimentary to the principal structure. Dumpster enclosures will not directly abut the back of a sidewalk.
7. **Backflow preventers and transformers** shall be screened and located outside the setback, but can be located in a four (4) foot transition zone. Backflow prevention devices may also be located inside buildings, as long as they are the optimal location for the device.
8. **With the exception of structured parking facilities, multi-story buildings** shall have a minimum of 20% roof transparency on all upper stories.

## VII. Parking & Pedestrian Areas

- a. The Peditioner shall provide a minimum eight (8) foot wide planting strip and six (6) foot wide sidewalk along all Site frontages.
- b. Structured parking facilities shall be designed to encourage and complement pedestrian-scale investment and activity on the ground floor and be architecturally compatible with primary buildings on all levels.
- c. Openings at the street level are limited to vehicular entrances, pedestrian access to the structure, and ventilation openings. All such openings shall be decorative and be an integral part of the overall building design.
- d. On-site loading docks and waste areas shall be separated and/or screened from view at ground level from primary building entrances.

#### VIII. Environmental Features:

The Petitioner shall comply with the Post Construction Stormwater Ordinance and Tree Ordinance.

## IX. Signage

Signage as allowed by the Ordinance and by the Optional Provisions set forth under Section II above may be provided.

## X. Lichting

- a. Detached lighting on the Site, except street lights located along public streets, will be limited to 30 feet in height.
- b. Attached and detached lighting shall be downwardly directed. However upward facing accent lighting shall be permitted.

## XI. Amendments to the Rezoning Plan.

Future amendments to the Rezoning Plan 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.

## XII. Binding Effect of the Resonance Application

If this Reasoning Portion is approved, all conditions applicable to the development of the Site imposed under the Reasoning 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.



# Conceptual Images



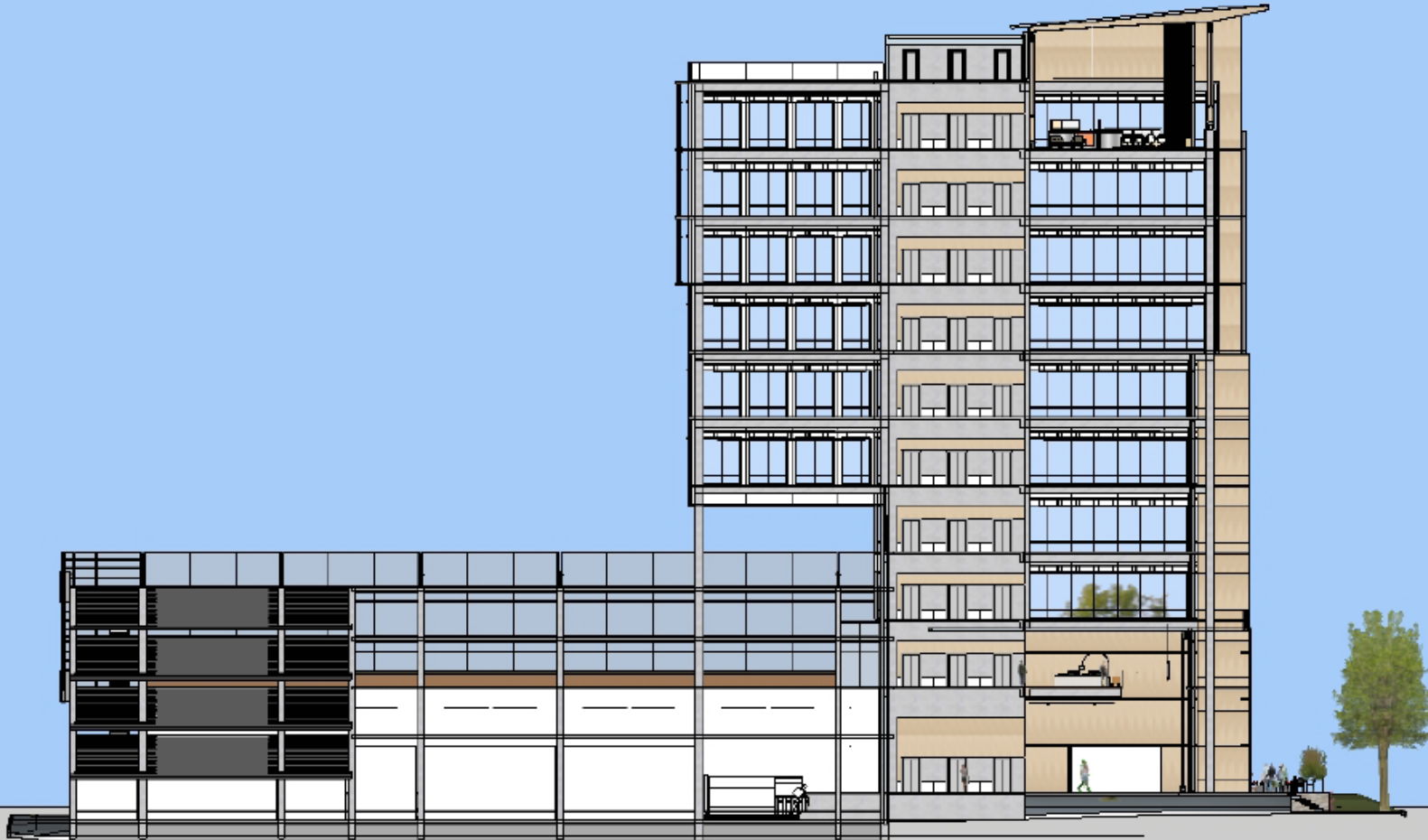








































The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center of the slide, containing the text.

# Initial Feedback



# FEEDBACK

- Generally positive response to office development versus more residential
- Generally positive response to conceptual architecture
- Concerns with lighting at existing Capital Towers
- Concerns with impact on views from Piedmont Row condominiums
- Requests to support CNIP projects, cultural loop, pedestrian improvements

The background of the slide is a deep blue color with a bokeh effect, featuring numerous out-of-focus light spots in various shades of blue and white, creating a shimmering, starry appearance.

# Dome Lighting





The background of the slide is a deep blue with a bokeh effect, featuring numerous out-of-focus light spots in shades of white and light blue. A solid orange horizontal band is positioned in the center, containing the title text.

# Piedmont Row Views









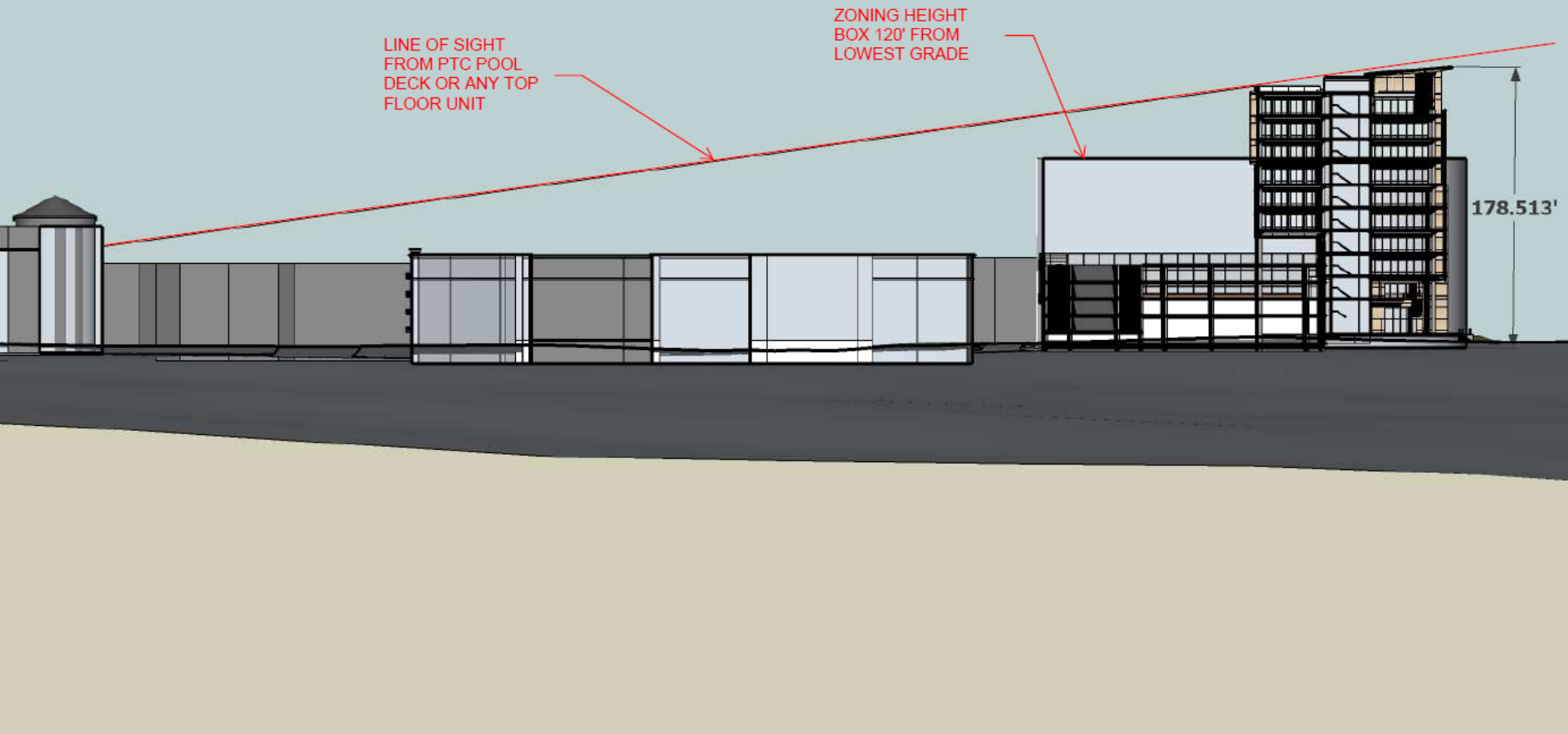








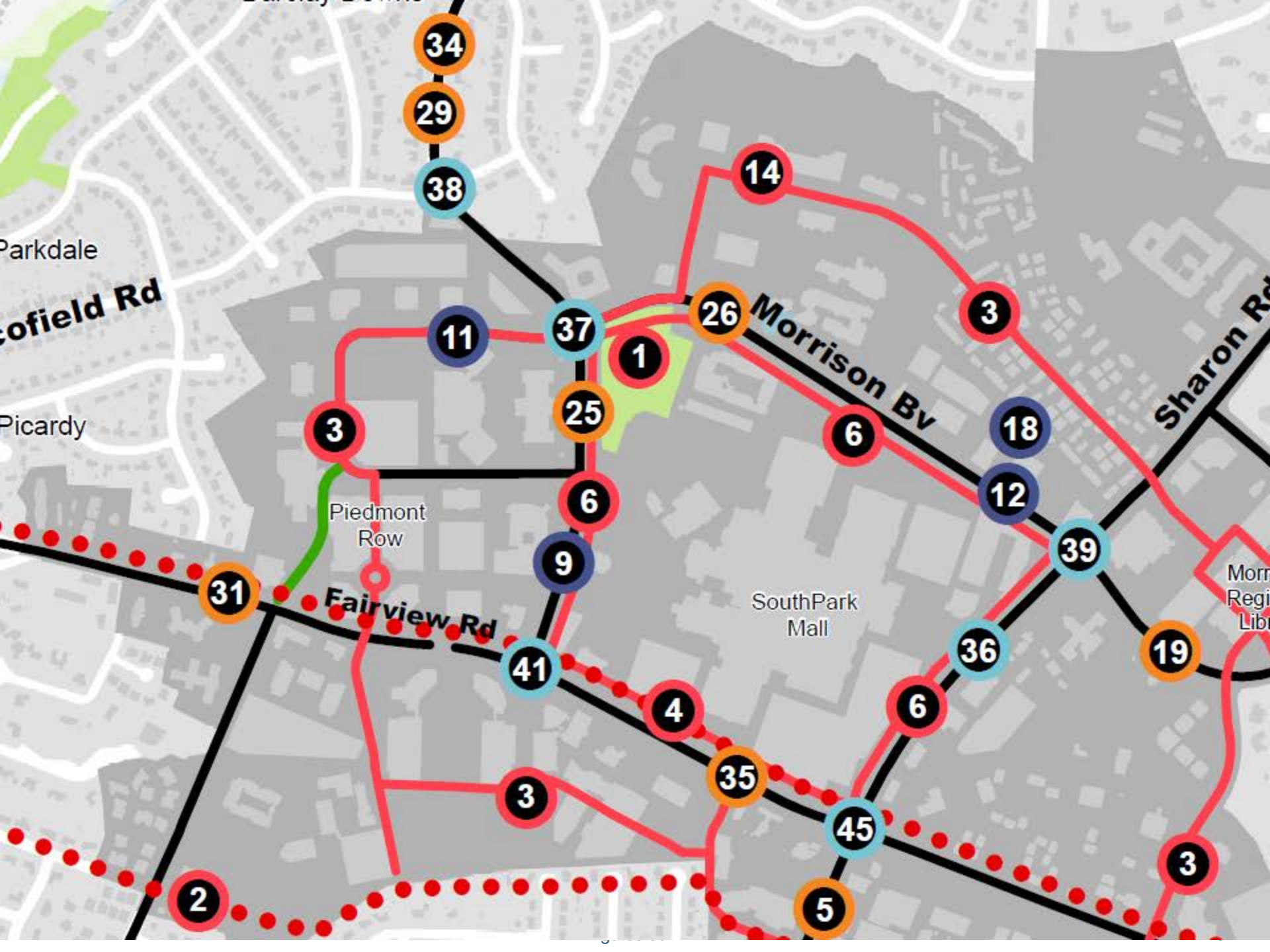




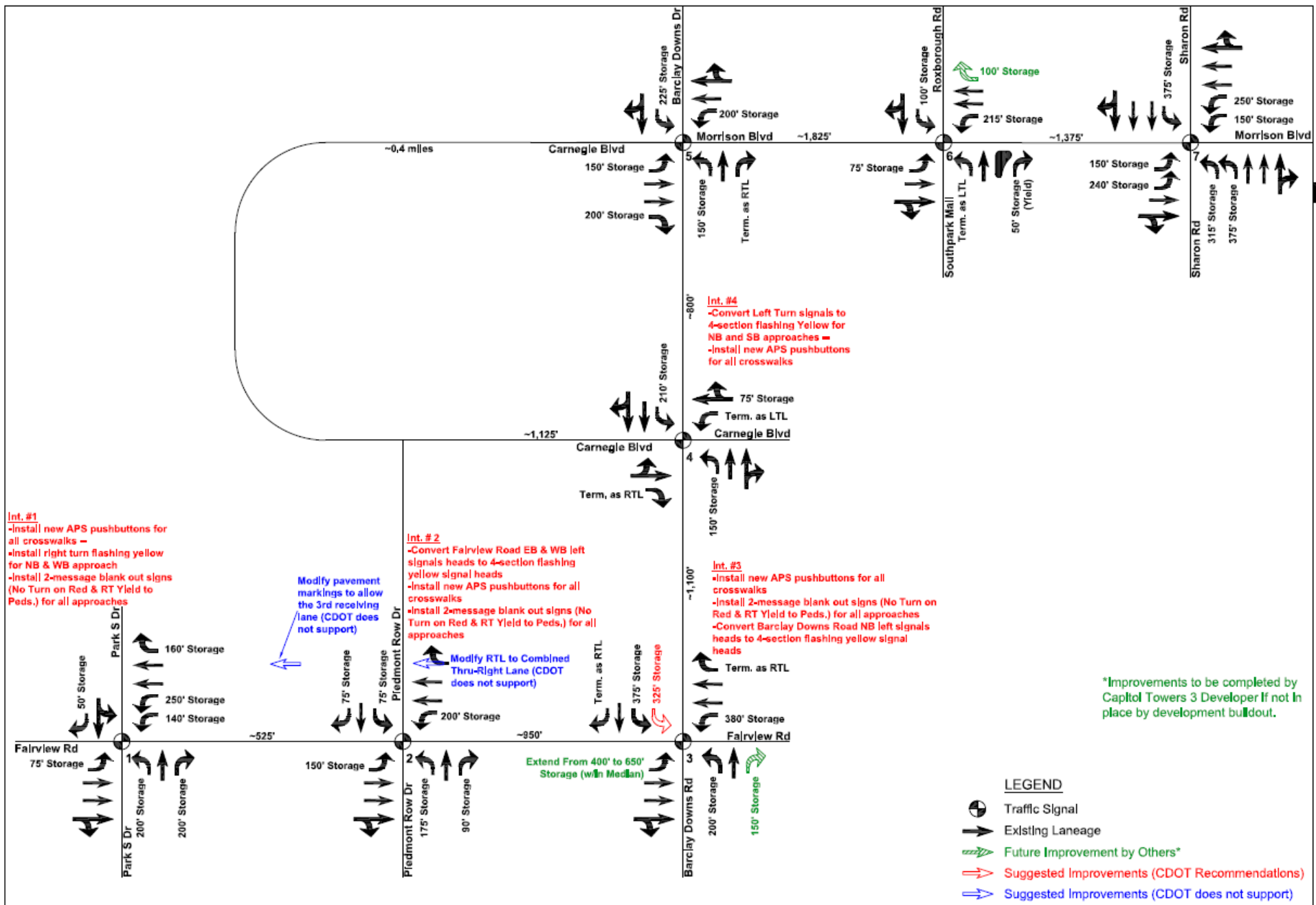


The image features a background of out-of-focus light spots (bokeh) in various shades of blue and teal. A solid orange horizontal band runs across the middle of the image, serving as a backdrop for the text.

CNIP







Copyright © 2018 Design Resource Group, PA. This plan or drawing and any accompanying documents or calculations are the property of Design Resource Group, PA and are loaned solely for the use of the recipient herein. No other party use or modification is permitted without written authorization.

K&L GATES