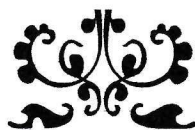


COMMUNITY MEETING REPORTS

Rezoning Petition 2019-089



WINGATE ADVISORY GROUP
Commercial Real Estate Brokerage & Consulting



WINGATE ADVISORY GROUP
Commercial Real Estate Brokerage & Consulting

COMMUNITY MEETING 1 REPORT
Petitioner: Alpa Parmar/Royal Panthera LLC
Rezoning Petition No. 2019-089

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.

There have been two community meetings to discuss this proposal.

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

Caren Wingate, 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 August 19, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETINGS:

The Community Meeting was held on Thursday, August 29, 2019 at 6:00 in the evening at Charlotte Trinity Church of the Nazarene, located at 6031 Tuckaseegee Road.

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 by Caren Wingate of Wingate Advisory Group and Stephen Overcash of Overcash Demmitt Architects.

SUMMARY OF PRESENTATION/DISCUSSION:

Caren Wingate, Agent for the Petitioner, welcomed the attendees and introduced the Petitioner's team. The Petitioner's Architect, Stephen Overcash of Overcash Demmitt Architects, indicated that the Petitioner proposed to rezone approximately 16.7 acres, located at 3111 Grand Lake Drive from R17-MF zoning to B-2 zoning. The Agent provided contextual graphics of the area to be rezoned (attached as Exhibit D). She explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and respond to questions and concerns from nearby residents and property owners.



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Stephen Overcash, the Petitioner's Architect, presented the site plan and pointed out various commitments made by the Petitioner.

Questions and Answers for the meeting are included on the following page.



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Discussion Questions & Answers:

1. Will the adjacent Church property be impacted?
The developer will maintain a buffer to ensure the continued privacy of the Church.
2. Will there be a connector between the developed property and the Church property?
There is no connector planned at this time.
3. What types of restaurants will be located within this development?
Restaurants will all be table service restaurants. We are not bringing fast-food or fast casual restaurants to this location.
4. How long will it take to build the entire project?
The project will be constructed over a ten-year period.
5. How will the developer landscape the property?
The developer will abide by the tree-save, landscaping and traffic pattern directives prescribed by the City of Charlotte.

Respectfully submitted, this 13th day of September, 2019.

Caren Wingate
Wingate Advisory Group

cc: Michael Russell, Charlotte-Mecklenburg Planning Department
Lisa Arnold, Charlotte-Mecklenburg Planning Department
Richard Hobbs, Charlotte-Mecklenburg Planning Department

EXHIBIT A

2019-089	TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRS	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-089	05907109	JAMES STIKELEATHER LLC				4915 MONROE RD		CHARLOTTE	NC	28205
2019-089	05911329	CARLSON	NOBEL DEAN	BRENDA N	CARLSON	6112 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	05911330	ALSTON	KORY DEAN	JENNIFER L/A	BRONSON	6106 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	05911387	INGRAM	JOHN			6100 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06124101	SATYAM PROPERTIES LLC				8632 WILKINSON BLVD		CHARLOTTE	NC	28214
2019-089	06124114	WILLOW OAK RUN LLC				PO BOX 6171		RALEIGH	NC	27628
2019-089	06124115	CARTER	DEBORAH B			6013 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2019-089	06125101	HOLMES	DONALD DAVID JR	PAMELA P	HOLMES	2016 MIRANDA RD		CHARLOTTE	NC	28216
2019-089	06125102	BEATY	RONALD EVERETT			6121 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06125103	GOMEZ	ALVARO ESPINO			6201 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06125104	CORDERO	ANGEL E TRUJILLO	YUDAISSY TORRES	CORREA	6207 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06125105	FERRO	HAULIN VILTRES			6213 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06125108	BROOKSHIRE	BENNIE B SR			218 ROSE ST		MOUNT HOLLY	NC	28120
2019-089	06125112	ROYAL PANTHERA LLC				604 YARBORO ST		MULLINS	SC	29574
2019-089	06125113	COLE	DARREN R			6107 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06125114	THOMASBORO CHURCH OF THE	NAZARENE			6031 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2019-089	06125115	RULE	KEVIN L			6101 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06125206	GIBSONSHIRE LLC				PO BOX 1357		PINEVILLE	NC	28134
2019-089	06125207	GIBSONSHIRE LLC				PO BOX 1357		PINEVILLE	NC	28134
2019-089	06125208	GIBSONSHIRE LLC				PO BOX 1357		PINEVILLE	NC	28134
2019-089	06125209	GIBSONSHIRE LLC				PO BOX 1357		PINEVILLE	NC	28134
2019-089	06125210	GIBSONSHIRE LLC				PO BOX 1357		PINEVILLE	NC	28134
2019-089	06125211	GIBSONSHIRE LLC				PO BOX 1357		PINEVILLE	NC	28134
2019-089	06125213	RU LLC				PO BOX 1357		PINEVILLE	NC	28134
2019-089	06125215	GIBSONSHIRE LLC				PO BOX 1357		PINEVILLE	NC	28134
2019-089	06125216	GIBSONSHIRE LLC				PO BOX 1357		PINEVILLE	NC	28134
		Mayfield	Councilwoman LaWana			600 East 4th Street		Charlotte	NC	28202
		Arnold	Lisa			600 East 4th Street, Planning Dept		Charlotte	NC	28202
		Wingate	Caren			1201 S Graham St		Charlotte	NC	28203



WINGATE ADVISORY GROUP
Commercial Real Estate Brokerage & Consulting

NOTICE OF COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Alpa Parmar to rezone approximately 16.7 acres located at 3111 Grand Lake Drive to allow the construction of buildings.

Date and Time of Meeting: Thursday, March 28th at 6:00 pm

Place of Meeting: Charlotte Trinity Church of the Nazarene
6031 Tuckaseegee Road
Charlotte, NC

Petitioner: Alpa Parmar

Petition No.: 2019-089

We are assisting Alpa Parmar (the "Petitioner") in connection with a Rezoning Petition she has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 16.7-acre site (the "Site") located at 3111 Grand Lake Drive from the R-17MF zoning district to B2 (CD) zoning district. The purpose of the rezoning is to permit the construction of hotel and restaurant buildings.

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 Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, August 29th at 6:00pm at Charlotte Trinity Church of the Nazarene, located at 6031 Tuckaseegee Road. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please Caren Wingate at 704-641-2154.

cc: LaWana Mayfield, Charlotte City Council Representative for District 3

Date Mailed: August 19, 2019

1201 S Graham Street • Charlotte, NC 28203 • 704.641.2154
cwingate@wingadgroup.com

[illegible]

- The publisher acknowledges that other standard development requirements imposed by other civil orderances, standards, policies and appropriate design manuals will prevail. These criteria (for example) those that require electric, regular streets, sidewalks, trees, etc.) are not to be construed as a requirement for the development site. This includes Chapter 6, § 12, 20, 21 of the City Code. Conflicts on the plan portion are supplemental requirements; imposed on the development in addition to other standards. Where specified conditions on the plan differ from other standards, standards, policies and approaches in evidence at the time of formal engineering plan review/adultation, the conditional notes on the plan shall apply.

2. The Site Plan is schematic in nature and represents a firm concept of the building's form, the arrangement of the building's exterior walls, doors, windows, and circulation patterns. In order to meet the specific needs of the project, the architect may make minor changes of detail which do not alter the basic layout and relationships in building plans are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the Zoning Ordinance, Section 8.207. This includes alterations to building footprints, parking arrangements, vehicular drives, and curb cuts, as long as the intent of the Unified Master Plan is met.

3. As a United Master Plan overall parking requirements will be met for specific tenants, with potential cross easements, above.
4. The Petitioner will provide a stub road on the north side of the property (as depicted on the illustrative Plan) in order to provide future connectivity to Tuckaseeenge Road.

1. The patient has been referred to the hospital by the physician.

1. The Buildings will have a unified architectural character and will be constructed of brick, stone, stucco, synthetic stucco, cementitious siding, or architectural metal panels. Minimum masonry requirement will be 20%, cumulative of all facades. Any decorative masonry not well adjacent to the buildings will count toward this minimum. Any sloping metal roofs to be standing seam metal, terra cotta tiles, or synthetic terra cotta tiles.

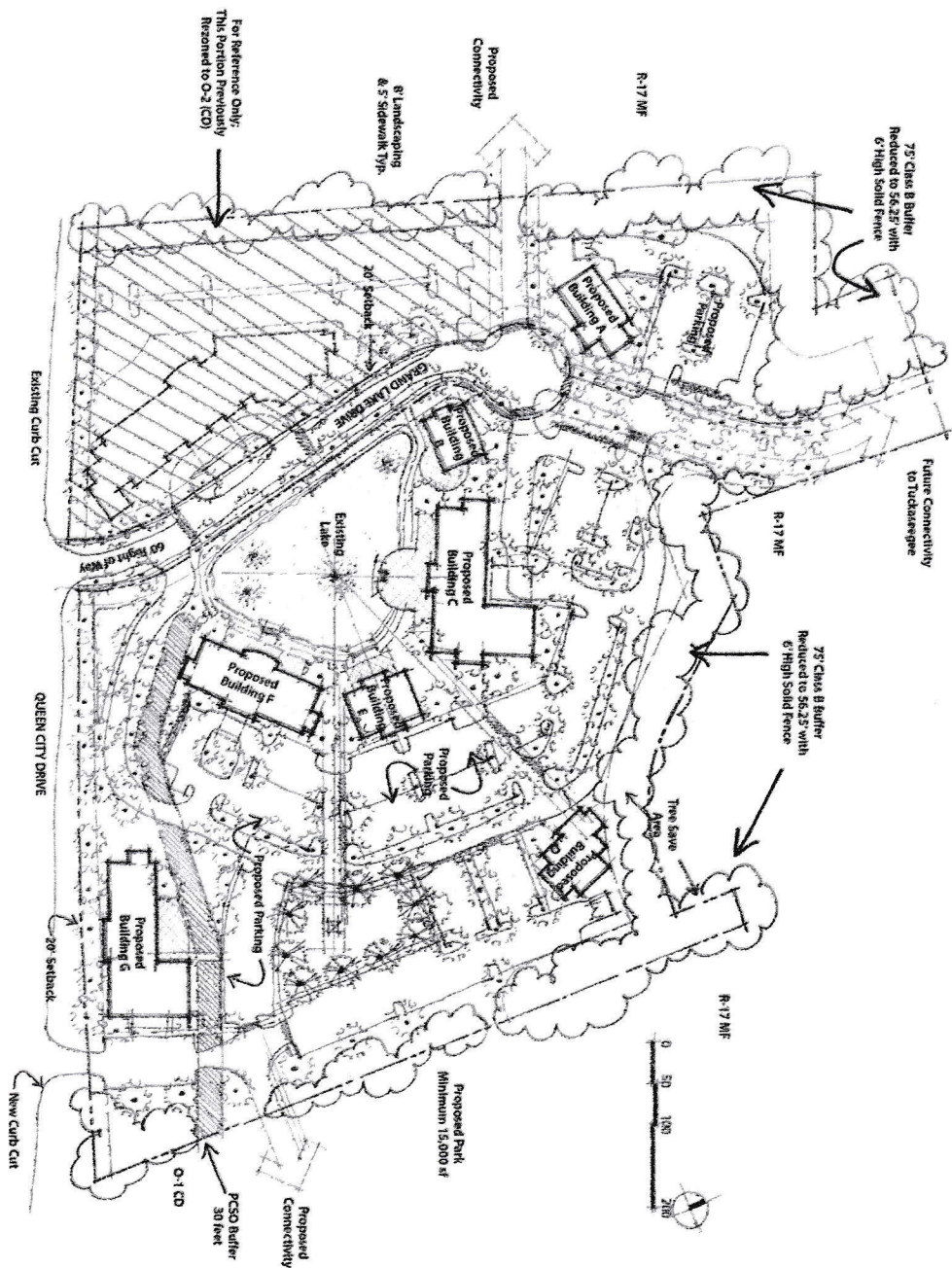
2. No solid walls facing a public street will be longer than 20' without an offset in the building or articulation, either horizontal or vertical.
3. The heights of the buildings will be as allowed in B-2 Zones, including any height increases.

1. The maximum height of any freestanding fifth wheel shall not exceed 2.5 including the brakes.

2. The petitioner will provide a Unified Lighting Plan for all Public and Private Streets.
3. Street Lighting will be allowed to be phased and implemented as future buildings are developed and streets are extended.
4. All lighting will contain shut-off shields so that no exterior lighting will shine onto adjacent properties.

1. Patienter will provide a Unified Market Landscaping Plan, including required street trees and parking lot landscaping as per the

2. Petitioner requests to provide a 6' wide sidewalk along all proposed Public or Private Streets. Streetscape improvements are allowed to be phased and implemented as future buildings are developed.



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RZ-1



WINGATE ADVISORY GROUP
Commercial Real Estate Brokerage & Consulting

COMMUNITY MEETING 2 REPORT
Petitioner: Alpa Parmar/Royal Panthera LLC
Rezoning Petition No. 2019-089

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.

There have been two community meetings to discuss this proposal.

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

Caren Wingate, 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 August 19, 2019. A copy of the written notice is attached hereto as Exhibit B.

DATE, TIME AND LOCATION OF MEETINGS:

The Community Meeting was held on Thursday, September 12, 2019 at 6:00 in the evening at Charlotte Trinity Church of the Nazarene, located at 6031 Tuckaseegee Road.

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 by Caren Wingate of Wingate Advisory Group.

SUMMARY OF PRESENTATION/DISCUSSION:

Caren Wingate, Agent for the Petitioner, welcomed the attendees and indicated that the Petitioner proposed to rezone approximately 16.7 acres, located at 3111 Grand Lake Drive from R17-MF zoning to B-2 zoning. The Agent provided contextual graphics of the area to be rezoned (attached as Exhibit D). She explained the rezoning process in general and stated that the purpose of the meeting was to discuss the rezoning request and respond to questions and concerns from nearby residents and property owners.



WINGATE ADVISORY GROUP
Commercial Real Estate Brokerage & Consulting

Discussion Questions & Answers:

There were no new attendees or questions at this meeting.

Respectfully submitted, this 13th day of September, 2019.

Caren Wingate
Wingate Advisory Group

cc: Michael Russell, Charlotte-Mecklenburg Planning Department
Lisa Arnold, Charlotte-Mecklenburg Planning Department
Richard Hobbs, Charlotte-Mecklenburg Planning Department

1201 S Graham St • Charlotte, NC 28203 • 704.641.2154
cwingate@wingadgroup.com

EXHIBIT A

TAXPID	OWNERLASTN	OWNERFIRST	COWNERFIRST	COWNERLAST	MAILADDR1	MAILADDR2	CITY	STATE	ZIPCODE
2019-089	05907109 JAMES STIKELEATHER LLC						CHARLOTTE	NC	28205
2019-089	05911329 CARLSON	NOBEL DEAN	BRENDA N	CARLSON	4915 MONROE RD		CHARLOTTE	NC	28214
2019-089	05911330 ALSTON	KORY DEAN	JENNIFER LIA	BRONSON	6112 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	05911387 INGRAM	JOHN			6106 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06124101 SATYAM PROPERTIES LLC				6100 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06124114 WILLOW OAK RUN LLC				8632 WILKINSON BLVD		CHARLOTTE	NC	28214
2019-089	06124115 CARTER				PO BOX 6171		RALEIGH	NC	27628
2019-089	06125101 HOLMES	DEBORAH B			6013 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2019-089	06125102 BEATY	DONALD DAVID JR	PAMELA P	HOLMES	2016 MIRANDA RD		CHARLOTTE	NC	28216
2019-089	06125103 GOMEZ	RONALD EVERETT			6121 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06125104 CORDERO	ALVARO ESPINO			6201 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06125105 FERRO	ANGEL E TRUJILLO	YUDAISSY TORRES	CORREA	6207 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06125108 BROOKSHIRE	HALIN VILTRES			6213 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06125112 ROYAL PANTHERA LLC	BENNIE B SR			218 ROSE ST		MOUNT HOLLY	NC	28120
2019-089	06125113 COLE	DARREN R			604 YARBORO ST		MULLINS	SC	29574
2019-089	06125114 THOMASBORO CHURCH OF THE	NAZARENE			6107 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06125115 RULE	KEVIN L			6031 TUCKASEEGEE RD		CHARLOTTE	NC	28208
2019-089	06125206 GIBSONSHIRE LLC				6101 TUCKASEEGEE RD		CHARLOTTE	NC	28214
2019-089	06125207 GIBSONSHIRE LLC				PO BOX 1357		CHARLOTTE	NC	28214
2019-089	06125208 GIBSONSHIRE LLC				PO BOX 1357		CHARLOTTE	NC	28214
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2019-089	06125210 GIBSONSHIRE LLC				PO BOX 1357		CHARLOTTE	NC	28214
2019-089	06125211 GIBSONSHIRE LLC				PO BOX 1357		CHARLOTTE	NC	28214
2019-089	06125213 RU LLC				PO BOX 1357		CHARLOTTE	NC	28214
2019-089	06125215 GIBSONSHIRE LLC				PO BOX 1357		CHARLOTTE	NC	28214
2019-089	06125216 GIBSONSHIRE LLC				PO BOX 1357		CHARLOTTE	NC	28214
	Mayfield	Councilwoman LaWana			600 East 4th Street		Charlotte	NC	28202
	Arnold	Lisa			600 East 4th Street, Planning Dept		Charlotte	NC	28202
	Wingate	Caren			1201 S Graham St		Charlotte	NC	28203

WINGATE ADVISORY GROUP
Commercial Real Estate Brokerage & Consulting

NOTICE OF SECOND COMMUNITY MEETING

Subject: Community Meeting -- Rezoning Petition filed by Alpa Parmar to rezone approximately 16.7 acres located at 3111 Grand Lake Drive to allow the construction of buildings.

Date and Time
of Meeting:

Thursday, September 12th at 6:00 pm

Place of Meeting: Charlotte Trinity Church of the Nazarene
6031 Tuckaseegee Road
Charlotte, NC

Petitioner: Alpa Parmar

Petition No.: 2019-089

We are assisting Alpa Parmar (the "Petitioner") in connection with a Rezoning Petition she has filed with the Charlotte-Mecklenburg Planning Commission seeking to rezone an approximately 16.7-acre site (the "Site") located at 3111 Grand Lake Drive from the R-17MF zoning district to B2 (CD) zoning district. The purpose of the rezoning is to permit the construction of hotel and restaurant buildings.

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 Site.

Accordingly, on behalf of the Petitioner, we give you notice that representatives of the Petitioner will hold a Community Meeting regarding this Rezoning Petition on Thursday, September 12th at 6:00pm at Charlotte Trinity Church of the Nazarene, located at 6031 Tuckaseegee Road. The Petitioner's representatives look forward to sharing this rezoning proposal with you and to answering any questions you may have with respect to this Rezoning Petition.

In the meantime, should you have any questions or comments about this matter, please Caren Wingate at 704-641-2154.

cc: LaWana Mayfield, Charlotte City Council Representative for District 3

Date Mailed: September 2, 2019

RZ 2019-089

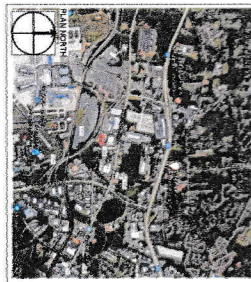
3111 Grand Lake Drive; Charlotte, North Carolina

COMMUNITY MEETING ATTENDANCE ROSTER

SEPTEMBER 12, 2019

[illegible]

VICINITY MAP



4. General Provisions

- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will establish some criteria for what constitutes a "reasonable" parking lot. However, it is the town's economic development policy, as well as its own ordinance, its town's economic development plan, and its own vision statement, its town's master plan, and its town's comprehensive plan, etc., will apply to the development site. This includes Chapter 6, § 9, 12, 20, 21 of the City Code.
- Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where applicable, the petitioner agrees to comply with all applicable laws, codes, policies and ordinances in existence at the time of formal reviewing plan review submission; the conditional notes on this plan shall apply.
- The Site Plan is schematic in nature and represents a firm concept of development which is subject to the arrangement of the buildings, parking spaces, landscaping, signage, etc. The petitioner understands that future terrain and users, minor changes of details which do not alter the basic logic and intent, relationships to building signs are permitted as a matter of right for the petitioner / developer and shall be handled in accordance to the zoning Ordinance, Section 22.07. This includes driveway and curb cuts as long as the intent of the United Master Plan is met.
- As a United Master Plan overall parking requirements will be met for specific tenants, with potential costs or assessments allowed.
- The petitioner will provide a safe road on the north side of the property (as depicted on the illustrative plan) in order to provide future connectivity to Tuckesssee Road.

Permitted Uses

1. The petitioner will be permitted to integrate any Uses allowed in the B-2 Zone.

Architectural Guidelines

- The Buildings will have a unified architectural character and will be constructed of brick, stone, stucco, synthetic stucco, cementitious siding, or architectural metal panels. Minimum masonry requirement will be 20% cumulative of all sides. Any decorative masonry sets well adjacent to the buildings will count toward the minimum. Any sloping metal roofs to be standing seam metal, terra cotta tiles or synthetic terra cotta tiles.

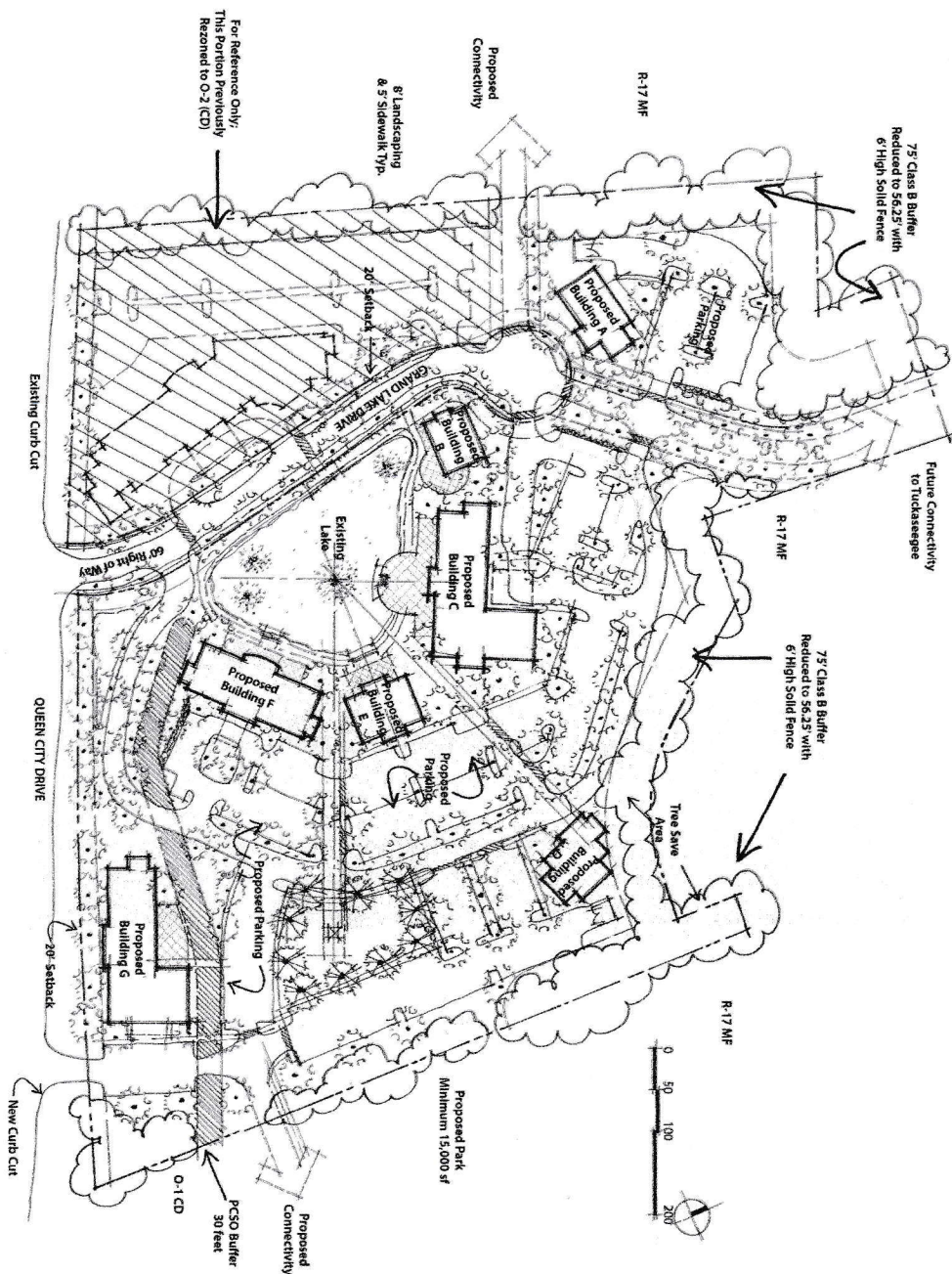
2. No solid walls facing a public street will be longer than 20' without an offset in the building or articulation, either horizontal or vertical.
3. The heights of the buildings will be as allowed in B-2 Zones, including any height increases.

Lighting

1. The maximum height of any freestanding texture shall not exceed 25' including its base.
2. The petitioner will provide a Unified Lighting Plan for all Public and Private Streets.
3. Street Lighting will be allowed to be phased and implemented as future buildings are developed and streets are extended.
4. All lighting will contain shroud shields so that no exterior lighting will shine onto adjacent properties.

Streetscape & Landscaping

1. **Patitioner will provide a Unified Master Landscaping Plan, including required street trees and parking for landscaping as per the Ordinance.**
2. **Patitioner agrees to provide a 6' wide sidewalk along all proposed Public or Private Streets. Streetscape improvements are allowed to be phased and implemented as future buildings are developed.**



ILLUSTRATIVE PLAN

RZ-1

[illegible]

GRAND LAKE
VILLAGE

PETITION NO. 2019-089
 FOR PUBLIC HEARING
 Grand Lake Drive & Queen City Drive
 Charlotte, NC 28208
 ODA Project No. 163398