Petitioners:

The Foundation of the University of North Carolina at Charlotte, Inc.
1900 Two Four Union Center
Charlotte, NC 28202

The Crosland Group, Inc.
22 Batterfield Road
Charlotte, NC 28209
(704) 523-0272

Architect:

Little & Associates Architects, Inc.
3615 Wilkinson Blvd.
Charlotte, NC 28217
(704) 329-8080

Site Data:

Existing Zoning	(CC) Commercial Center District
Requested Zoning	(CC) Commercial Center District (O-1) (CD) Office District
Gross Acreage	77.4 Acres
Total Building Area Parcel I - CC District Parcel II - O-1 (CD) District	545,000 Square Feet 400,000 Square Feet 145,000 Square Feet

NOTE: See RZ-2 For Descriptions of Parcels One and Two.

Right in movement only. See note #2 under Streets & Driveways

Typical Existing Tree Line

CURRENT ZONING: R-5

EXISTING VEGETATION TO REMAIN

20' LANDSCAPED BUFFER

CURRENT ZONING: INST.

50' LANDSCAPE BUFFER

U.S. HWY. 49 MIN. R/W 150'

W.T. HARRIS BLVD.

OFFICE

DEVELOPMENT ENVELOPE

RETAIL

PARCEL II

VEHICLE DRIVE AISLE

RETAIL PLAZA DRIVE AISLE

PARCEL I

OUTPARCEL

GREEN SPACE

50 FOOT SETBACK

CURRENT ZONING: B-2

40' LANDSCAPED BUFFER

LANDSCAPE TREATMENT ALONG HWY. 49 TO CONFORM TO THE NORTH TRITON STREET CORRIDOR IMPROVEMENT PLAN

NC HWY. 49 MIN. R/W 100'

CURRENT ZONING: INST.

Notes:

GENERAL DESCRIPTION: All development standards established under the City of Charlotte Zoning Ordinance and depicted on this Rezoning Plan for the Commercial Center District (CC) and Office District (O-1) (CD) shall be followed in connection with development taking place on the University Research Park Corporate Center (the "Site"). Development of the Site will be governed by the Rezoning Plan and 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 CC District and O-1 (CD) District shall be followed in connection with development taking place on the Site, subject to the Minor Variance provisions of the Ordinance. Minor variances may be allowed by the Zoning Administrator in accordance with the provisions of the Ordinance. Minor variances may be allowed for, among other things, building and parking layouts, building elevations, screening and landscaping arrangements, provided, however, that such minor variances will not materially change the overall design intent depicted on the Rezoning Plan.

PERMITTED USES: Parcel I may be developed as any commercial or retail uses allowed in the CC District, subject to the restrictions and limitations set forth in Section 10.303 of the Ordinance. Parcel II may be developed as any office uses allowed in the O-1 (CD) District, subject to the restrictions and limitations set forth in Section 10.303 of the Ordinance.

SIGNAGE: Signage shall be in accordance with the Ordinance. Pylon or monument signs shall be limited to one per street frontage, and shall be limited to a maximum of 20 feet in height and 150 square feet.

LANDSCAPING & SCREENING:

1. Landscaping and buffers shall be installed and maintained according to Section 10.303 of the Ordinance.
2. Proposed landscape planting shall be installed and shall be in place. In lieu thereof, an irrevocable letter of credit or other instrument in form and amount satisfactory to the City Attorney may be posted to secure the installation of such landscaping.
3. No parking area or loading will be allowed in any buffer or setback area.
4. Parking lighting fixtures is limited to 25 feet in height. It will be provided in conformance with Charlotte Mecklenburg Development Standards.

PARKING:

1. Size of parking spaces and aisles shall be in accordance with the Ordinance.
2. Parking will be in accordance with the Ordinance.
3. Parking will be allowed within established setbacks and buffers.

LIGHTING:

1. A uniform lighting scheme will be maintained throughout the Site.
2. Pole mounted lighting will be directed so as not to shine directly into any adjacent residential property.
3. Lighting will be provided in the parking areas that will be adequate in type and intensity for the safe movement of pedestrians and vehicles. Such lighting will be shielded or directed so as not to shine directly into any adjacent residential property.

SIGN:

1. A name signage and graphic scheme will be adopted and implemented throughout the Site.
2. All signs shall be in place and in compliance with the requirements of the Ordinance.
3. Directional signage shall be provided to assist pedestrians and motorists.
4. Directional signage shall be in place and maintained from time to time during construction of the Site in accordance with the Ordinance.

ARCHITECTURAL CONTROLS:

1. The building constructed on the Site shall consist of two (2) buildings.
2. Building elevations shall be in substantial conformity with the illustrations attached hereto and made a part hereof.
3. Building materials shall be a combination of brick, stone, precast concrete, synthetic stone, or stucco. At least 50% of the exterior wall area of the building, excluding windows and doors, shall be brick, stone, or precast concrete.
4. Vinyl siding shall not be permitted on any building constructed on the Site.
5. Blank walls of any building shall not exceed 20 feet in length.
6. Roof mounted mechanical equipment will be screened from view from adjacent public streets and residential properties in a manner consistent with the building design.
7. Dumpsters will be screened with a solid wall or fence with a gate. The wall or fence used to screen dumpsters will be compatible with the principal building.

ENVIRONMENTAL CONSIDERATIONS:

1. Storm water runoff from the Site will be managed through a variety of precast detention/retention ponds located on the Site.
2. Development of the Site will be in compliance with the Charlotte Mecklenburg Storm Water Design Manual.

EXCEPTIONS:

1. Alleyways that currently exist or are proposed to be constructed on the Site (the "Alleyways") are not part of the Site. The Alleyways will be governed by the City of Charlotte Zoning Ordinance and the City of Charlotte Street Ordinance.
2. The Alleyways will be treated under Old Law of any building constructed on the Site.

SETBACKS:

1. Setbacks will be measured pursuant to Old Law applicable to the Alleyways.
2. Setbacks will be measured from the Alleyway right of way.
3. Setbacks will be measured from the right of way of the Alleyway as it exists on the date of the adoption of the Rezoning Plan, and the Alleyway will be treated as a "Boulevard" for purposes of measuring setbacks under Old Law.

STREETS & DRIVEWAYS:

1. Vehicular access to the Site will be limited to one (1) Alleyway and one (1) Boulevard as shown on the Rezoning Plan. Alleyway and Boulevard access will be subject to the approval of the City of Charlotte Department of Transportation ("CDOT") in accordance with its applicable regulations.
2. The proposed public street leading from W.T. Harris Boulevard into the Site, which is designated on the Rezoning Plan as the "Boulevard", will be constructed as a "Boulevard" in accordance with the City of Charlotte Street Ordinance. The Boulevard will be constructed with a minimum of two (2) lanes in each direction, a median, and a left turn lane at its intersection with W.T. Harris Boulevard. The Boulevard will be dedicated to the City of Charlotte for public use upon its completion. The Boulevard will be constructed so as to allow for a right turn lane into the Site from W.T. Harris Boulevard. The Boulevard will be constructed so as to allow for a left turn lane into the Site from the Boulevard at its intersection with W.T. Harris Boulevard.
3. The main Site driveway leading from W.T. Harris Boulevard into the Site, which is designated on the Rezoning Plan as the "Boulevard", will be constructed as a "Boulevard" in accordance with the City of Charlotte Street Ordinance. The Boulevard will be constructed with a minimum of two (2) lanes in each direction, a median, and a left turn lane at its intersection with W.T. Harris Boulevard. The Boulevard will be dedicated to the City of Charlotte for public use upon its completion. The Boulevard will be constructed so as to allow for a right turn lane into the Site from W.T. Harris Boulevard.
4. The Boulevard will consist of concrete sidewalks on both sides. The Boulevard will be constructed with a minimum of two (2) lanes in each direction, a median, and a left turn lane at its intersection with W.T. Harris Boulevard.
5. The Boulevard will be constructed so as to allow for a right turn lane into the Site from W.T. Harris Boulevard.
6. The Boulevard will be constructed so as to allow for a left turn lane into the Site from the Boulevard at its intersection with W.T. Harris Boulevard.
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APPROVED BY CITY COUNCIL
DATE 6/21/93
93-35

NORTH
SCALE 1"=100'
0 50 100

FOR PUBLIC HEARING 5-24-93

Little & Associates Architects

The Crosland Group, Inc.
COMMERCIAL DIVISION

Project: THE COMMONS AT CHANCELLOR PARK
Sheet Title: REZONING PLAN
W.T. HARRIS BLV. & N.C. 49

V.P. in Charge: VRETTOS
Drawn by: GAMBLE
Date Drawn: VRETTOS
Cost Dwg. Name: 2411-025

Revisions:
No. 1 — 5-24-93
No. 2 — 6-21-93
No. 3
No. 4
No. 5
No. 6
No. 7
No. 8
No. 9
No. 10

Issue Date: APR. 5, 1993

Project Number: 2411-025
Sheet: RZ-1

CURRENT ZONING: R-5

WILKINSON BLVD.

EXISTING VEGETATION TO REMAIN

20' LANDSCAPED BUFFER

EXISTING PUBLIC RIGHT OF WAY TO BE ABANDONED THROUGH WITHDRAWAL FROM DEDICATION PROCESS

CURRENT ZONING: INST. CC

Proposed Road Street

U.S. HWY. 49 MIN. R/W 150'

OFFICE

PARCEL II
CURRENT ZONING: C-C
(Proposed Zoning O-1 (C-D)

RETAIL

PARCEL I
CURRENT ZONING: C-C (To Remain)

GREEN SPACE

OUTPARCEL

W.T. HARRIS BLVD.

40' LANDSCAPED BUFFER

CURRENT ZONING: B-2

LANDSCAPE TREATMENT ALONG HWY. 49 TO CONFORM TO THE NORTH TRITON STREET CORRIDOR IMPROVEMENT PLAN

50' SETBACK

NC HWY. 49 MIN. R/W 100'

CURRENT ZONING: INST.

EXISTING PUBLIC RIGHT OF WAY TO BE ABANDONED THROUGH WITHDRAWAL FROM DEDICATION PROCESS

Parcel II

LEGAL DESCRIPTION

Adjacent Property Owners

A. CSX
P.O. BOX 4662
CHARLOTTE, NC 28202

B. UNCC PROPERTIES, INC.
1901 RAMAH CHURCH ROAD
CHARLOTTE, NC
(MR-331-34)

C. MECKLENBURG COUNTY
700 EAST STONEWALL STREET
CHARLOTTE, NC 28202
(MR-331-34)

D. DUKE POWER COMPANY
422 SOUTH CHURCH STREET
CHARLOTTE, NC 28242

E. CROTON BUICK PONTIAC GMC TRUCK
P.O. BOX 148
CHARLOTTE, NC 28201

F. CHAPA CORPORATION
1000 EAST WILKINSON BLVD.
CHARLOTTE, NC 28205
(MR-331-34)

G. CROTON BUICK PONTIAC GMC TRUCK
P.O. BOX 148
CHARLOTTE, NC 28201

H. HONG, INC.
P.O. BOX 21241
CHARLOTTE, NC 28241
(MR-331-34)

I. 1917 CRAFTON, M.D.
1917 CRAFTON ROAD
CHARLOTTE, NC 28213
(MR-331-34)

J. BUSA LEE MAYSON
1917 CRAFTON ROAD
CHARLOTTE, NC 28213
(MR-331-34)

K. BOY INVESTMENTS, DR. CRAFTON
1917 CRAFTON ROAD
ALTAMAHA ST., NC 28801
(MR-331-34)

L. HOUSE
1917 CRAFTON ROAD
CHARLOTTE, NC 28213
(MR-331-34)

M. STEVEN CRAWDER
1917 CRAFTON ROAD
ABILENE, GA 30602
(MR-331-34)

N. ANDREW LEE COCKBURN & Mr WILLIE CRAWDER CHURCH ROAD
1917 CRAFTON ROAD
CHARLOTTE, NC 28242
(MR-331-34)

O. R.M. TRAUGHES, ET AL.
1918 AIR BOULEVARD
CHARLOTTE, NC 28208
(MR-331-34)

P. GERALD MACKIN
1917 CRAFTON ROAD
CHARLOTTE, NC 28242
(MR-331-34)

Q. MARGARIDES, R. THOMPSON
1917 CRAFTON ROAD
CHARLOTTE, NC 28242
(MR-331-34)

R. JACKIE LOUIS BLAIN, ET AL.
1917 CRAFTON ROAD
CHARLOTTE, NC 28242
(MR-331-34)

S. NEW HAMPTON PRESBYTERIAN CHURCH
1917 CRAFTON ROAD
CHARLOTTE, NC 28242
(MR-331-34)

T. ALEXANDER BURAK
P.O. BOX 1
CHARLOTTE, NC 28231
(MR-331-34)

U. MARY LOUISE BURAK
P.O. BOX 1
CHARLOTTE, NC 28231
(MR-331-34)

V. ALEXANDER BURAK
1 WASHINGTON BOULEVARD
CHARLOTTE, NC 28231
(MR-331-34)

W. CALVIN ATTINGER & Mr MILDRED BAXTER DAVIS
1 WASHINGTON BLVD.
NASHVILLE, TN 37209
(MR-331-34)

X. MILDRED BAXTER DAVIS
1 WASHINGTON BLVD.
CHARLOTTE, NC 28231
(MR-331-34)

Y. MILDRED BAXTER DAVIS
1 WASHINGTON BLVD.
CHARLOTTE, NC 28231
(MR-331-34)

Z. DELLARD INDIAN
1 WASHINGTON STREET
CHARLOTTE, NC 28231
(MR-331-34)

AA. DELLARD MALCOLM ROB HERS
19 RANDOLPH ROAD
CHARLOTTE, NC 28204
(MR-331-34)

BB. MARTIN J. ALEXANDER
1 WASHINGTON BOULEVARD
CHARLOTTE, NC 28231
(MR-331-34)

CC. STATE OF NC MECKLENBURG COUNTY
P.O. BOX 675
CHARLOTTE, NC 28201
(MR-331-34)

DD. STATE OF NC
P.O. BOX 1
RALEIGH, NC 27602
(MR-331-34)

EE. C. DANIEL WATTS & WF
1 WASHINGTON BOULEVARD
CHARLOTTE, NC 28231
(MR-331-34)

FF. DANIEL C. WATTS & WF
1 WASHINGTON BOULEVARD
CHARLOTTE, NC 28231
(MR-331-34)

GG. DOUGLAS B. BROADWAY
1 WASHINGTON BOULEVARD
CHARLOTTE, NC 28231
(MR-331-34)

HH. GEORGE COPPS
1 WASHINGTON BLVD.
CHARLOTTE, NC 28231
(MR-331-34)

II. BERNARD ABJAR LOVETTE
1 WASHINGTON CREEK ROAD
CHARLOTTE, NC 28241
(MR-331-34)

JJ. ABJAR & STATZER
1900 UNIVERSITY CITY BOULEVARD
CHARLOTTE, NC 28213
(MR-331-34)

KK. ABJAR & STATZER

LL. ANDREW BRUCE
1 WASHINGTON CREEK ROAD
CHARLOTTE, NC 28242
(MR-331-34)

Parcel I

LEGAL DESCRIPTION

NORTH
SCALE 1"=100'
0 50 100

FOR PUBLIC HEARING 5-24-93

Little & Associates Architects

The Crosland Group, Inc.
COMMERCIAL DIVISION

Project: THE COMMONS AT CHANCELLOR PARK
Sheet Title: REZONING PLAN
W.T. HARRIS BLV. & N.C. 49

V.P. in Charge: VRETTOS
Drawn by: GAMBLE
Date Drawn:
Cost Dwg. Name:

Revisions:
No. 1 — 5-24-93
No. 2 — 6-21-93
No. 3
No. 4
No. 5
No. 6
No. 7
No. 8
No. 9
No. 10

Issue Date: APR. 5, 1993

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