

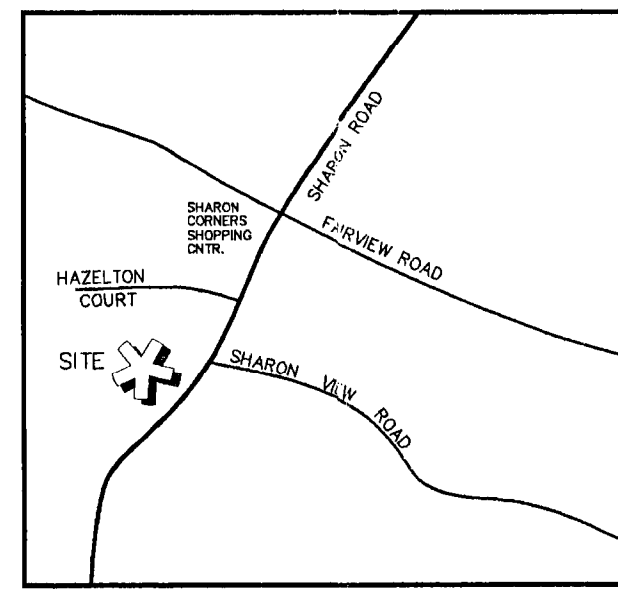
- The building configuration, placement, and size, as well as the parking areas, all of which are depicted on Sheet RZ-2, shall remain in use as the general area depicted on Sheet RZ-2 that occupies this Technical Data Sheet are schematic in nature and may be altered and/or modified during design development and construction document phases as provided in Section 6.20. All square footages, number of units, and/or number of stories depicted on these remaining documents, however will be the maximum allowed by this plan.
- The Petitioner agrees to dedicate to the City each additional right-of-way along Sharon View Road frontage as may be necessary to increase the right-of-way along the northwestern side of the site to 50 (fifty) feet. This dedication shall occur prior to the issuance of any certificates of occupancy for any new development.
- The existing secondary egress road that runs the site at a signalized intersection at Sharon View Road as shown on the Technical Data Sheet, shall remain in use as the general area depicted on Sheet RZ-2 that occupies this Technical Data Sheet are schematic in nature and may be altered and/or modified during design development and construction document phases as provided in Section 6.20. All square footages, number of units, and/or number of stories depicted on these remaining documents, however will be the maximum allowed by this plan. The placement and configuration of each access point and driveway will remain as shown on this plan. The placement and configuration of each access point and driveway will remain as shown on this plan. The placement and configuration of each access point and driveway will remain as shown on this plan.
- The setbacks, side yard, and rear yard requirements imposed under the Ordinance will be satisfied with respect to any new development taking place within the Site. Structures existing within the side or rear yards and/or setbacks at the time of this Petition shall not be subject to any modification due to the yard and setback requirements.
- Runway runoff will be managed through practices depicted in the City of Charlotte Storm Water Design Manual and approved by the City of Charlotte Engineering Department. No above ground detention or retention basins shall occur within any prescribed buffer or setback within the Site.
- The parking areas depicted on Sheet RZ-2 may vary in size and location, but in all events, parking will meet the minimum standards established under the Ordinance (Section 12.20). Parking may be constructed under the parking envelope as depicted on Sheet RZ-1, and in no event shall parking take place in buffer or setback areas.
- A lighting system will be employed to service the new buildings which is consistent with that already existing on the Site. All new direct lighting within the property shall be designed such that direct illumination does not exceed past the property lines. Consideration will be given to the impact of lighting both within and without the perimeter of the site. The maximum height of freestanding lighting fixtures within the development will not exceed that of existing freestanding fixtures. No "wall pa." type light fixtures will be used on the new building.
- All new signs placed on the property will be erected in accordance with the Ordinance.
- Plans for each building will be submitted to the Charlotte Fire Department for approval before the construction of that building commences. Fire hydrants will be located within the prescribed locations under the Charlotte Fire Department Code. All designated "Fire Lane" constructed as part of this development within the site will be at least 20' in width.
- All dumpster areas will be screened to the satisfaction of the Ordinance. Each dumpster area will be enclosed on all four sides by a fence and a single gate which are constructed of brick, wood, masonry, or any combination thereof unless use or more side of the dumpster area joins the rear of a building. In this case, the use will be substituted for the fence along each side.
- Subject to the approval of the Petitioner, existing buffer areas for all new development will be provided as required by Section 12.302 of the Ordinance, except that the Petitioner will not be allowed to decrease the required buffer. All designated buffer areas are to remain as undisturbed open space, except to the extent necessary to accommodate walkways, fences, change structures, utility lines, sidewalks, and drives as prescribed within the Ordinance. These structures currently existing at the time of this Petition which encroach within the buffer areas depicted on the Technical Data Sheet of this plan shall not be subject to any modification due to the proposed buffer, nor shall buffer requirements be intensified due to the presence of these structures. The Petitioner has received a variance from the Charlotte Board of Adjustment relative to the standard buffer requirements noted above, and variance having been granted on 12/28/99, pursuant to a vote approved by the Board.
- Landscape and screening for all new development shall, at a minimum, satisfy the requirements of Section 12.303 of the Ordinance. All new development will receive landscape and tree planting as required by the City of Charlotte Tree Ordinance. In addition, the Petitioner will plant new trees and shrubs in the 2' areas along the Sharon Rd. frontage when gaps in the tree cover presently exist. This planting will consist of a combination of trees and shrubs to blend with the existing vegetation along Sharon Rd. It is the intent of this provision to create a combination of vegetation that will insure to appear to be a continuous and uninterrupted continuation of the vegetation that exists along Sharon Rd. at the time of zoning approval.
- Buffer areas around the site will be left in the condition they are in at the time of zoning approval, except to the extent necessary to accommodate walkways, fences, change structures, utility lines, sidewalks, and drives as prescribed within the Ordinance. The Petitioner reserves the right to remove any structure that encroaches upon the buffer areas around the site that is not a part of the Sharon Towers development. If a variance is determined to be required and for some reason is not approved, then the structure will be removed from the site. Any and all changes will be subject to the provisions of Section 6.20(C).
- The vegetation along the Sharon Rd. frontage will be maintained in its present condition, except in the area of driveway construction, CDOT mandated site distance triangles, and along the portion of the site where the proposed parking structures are to be located. In order to construct the proposed parking structures, the Petitioner reserves the right to grade up to ten feet into the 40' setback. Any vegetation that is removed or disturbed in this grading will be replaced with a combination of trees and shrubs to blend with the existing vegetation along Sharon Rd. It is the intent of this provision to create a combination of vegetation that will insure to appear to be an uninterrupted continuation of the vegetation that exists along Sharon Rd. at the time of zoning approval. The Petitioner reserves the right to plant specific screening materials on or along the proposed parking structures as part of this commitment.
- If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless annotated in the manner provided under Section 6.20(C) of the Ordinance, be binding upon and more to the benefit of the Petitioner and each of the Owners and their respective heirs, devisees, personal representatives, successors in interest and assigns.

October 16, 2000  
 December 11, 2000, Per Staff Comments  
 February 6, 2001, Per Staff Comments

SURVEY BY R.B. PHARR & ASSOCIATES, P.A. DATED 3-16-76,  
 6-18-76, 6-25-86, 8-13-86, AND 3-29-96.  
 BOUNDARY INFORMATION TAKEN FROM A SURVEY BY:  
 GENERAL SURVEYORS INC. DATED 9-27-79.  
 NO FIELD RUN SURVEY PERFORMED BY R.B. PHARR & ASSOCIATES, P.A.  
 IN THE PREPARATION OF THIS MAP.  
 NOTE:  
 SUBJECT PROPERTY NOT WITHIN ANY KNOWN  
 FLOODWAY DISTRICT

### LEGAL DESCRIPTION-EXISTING SHARON TOWERS PROPERTY:

BEGINNING at a point on the center line of Sharon Road, said point being the southeast corner of the property conveyed to Sam Copsis (deed number 2565-0009) and running thence within the centerline of Sharon Road (2 calls) 1. South 25 degrees 32 minutes 40 seconds West 481.94 feet; and 2. South 45 degrees 31 minutes 42 seconds West 919.36 feet; thence along the southern border of the property North 53 degrees 51 minutes 53 seconds West 277.60 feet; thence along the southwestern border (3 calls) 1. North 22 degrees 52 minutes 58 seconds East 51.25 feet; 2. North 9 degrees 55 minutes 30 seconds West 922.58 feet; and 3. North 9 degrees 3 minutes 36 seconds West 60.83 feet; thence along the northern border (3 calls) 1. North 77 degrees 39 minutes 0 seconds East 150.00 feet; 2. North 77 degrees 47 minutes 32 seconds East 163.01 feet; and 3. North 77 degrees 22 minutes 36 seconds East 524.11 feet; thence along the northeastern boundary of the Site (3 calls) 1. South 56 degrees 5 minutes 23 seconds East 350.95 feet; 2. North 87 degrees 31 minutes 03 seconds East 171.7 feet; 3. South 24 degrees 46 minutes 55 seconds West 102.33 feet; back to the point of beginning, containing 23.793 acres.



VICINITY MAP

PETITIONER:  
 SHARON TOWERS, INC.  
 5100 SHARON ROAD  
 CHARLOTTE, NORTH CAROLINA 28210  
 (704) 553-3E17

112 South Tryon Street  
 Charlotte NC 28284  
 704/372-6665  
 704/372-0102 Fax

# Rezoning Petition

for  
 Public Hearing

### SITE DATA

SITE AREA: 23.793 ACRES  
 EXISTING ZONING: INSTITUTIONAL (CD)  
 PROPOSED ZONING/DEVELOPMENT: INSTITUTIONAL (CD)

**BUILDING SUMMARY:**

TOTAL EXISTING RESIDENTIAL UNITS: 320  
 TOTAL ADDITIONAL RESIDENTIAL UNITS: 52  
 TOTAL RESIDENTIAL UNITS: 372

DENSITY:  
 372 UNITS/23.793 ACRES = 15.63 UNITS PER ACRE

**PARKING REQUIREMENTS:**

1 SPACE PER 3 BEDS OF DEPENDENT LIVING  
 134 BEDS/3 = 45 SPACES REQUIRED

1.5 SPACES PER 1 INDEPENDENT LIVING UNIT  
 247 x 1.5 = 370 SPACES REQUIRED

TOTAL SPACES REQUIRED: 415 SPACES  
 TOTAL SPACES PROVIDED: 443 SPACES

MAX. BLDG. HT.: 121'-0" (10 FLOORS)

# Sharon Towers

Charlotte, NC

DRAWN BY: KCC

CHECKED BY: KCC

JOB NUMBER: 00 SHA 350

DATE: 23 October 2000

Jenkins+Peer Architects

### TECHNICAL DATA SHEET

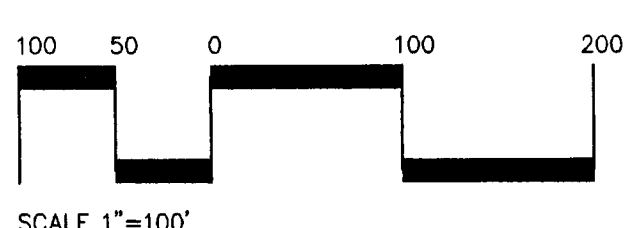
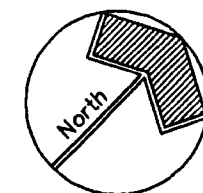
12/18/00

REVISION #1  
 CHARLOTTE/MECK.  
 PLANNING DEPT.  
 REVIEW COMMENTS

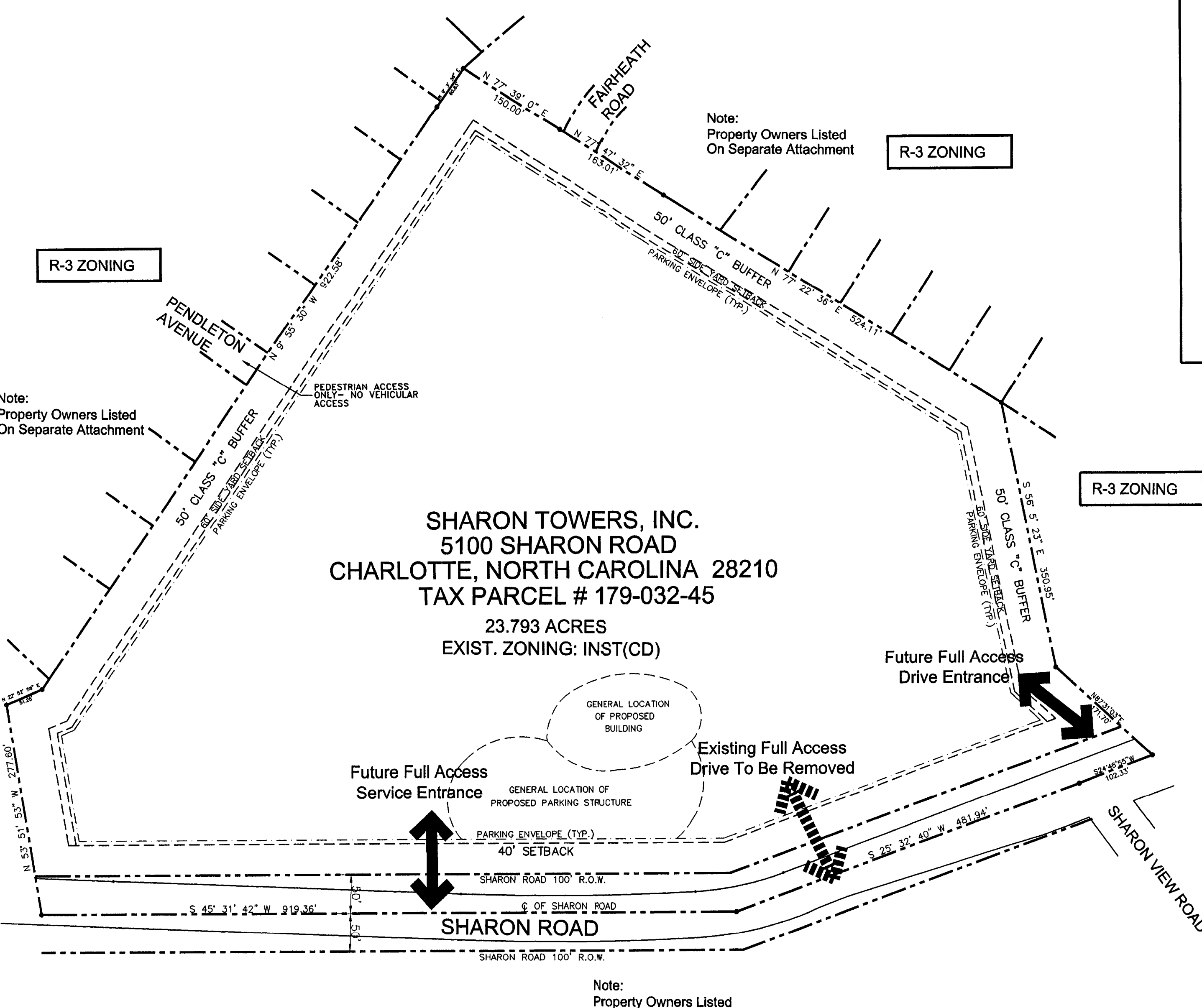
2/6/01

REVISION #2  
 CHARLOTTE/MECK.  
 PLANNING DEPT.  
 REVIEW COMMENTS

APPROVED BY CITY COUNCIL  
 DATE: 02/19/01



# RZ1



112 South Tryon Street  
 Charlotte NC 28284  
 704/372-6665  
 704/372-0102 Fax

# Rezoning Petition

for  
 Public Hearing

# Sharon Towers

Charlotte, NC

DRAWN BY: KCC

CHECKED BY: KCC

JOB NUMBER: 00 SHA 350

DATE: 23 October 2000

Jenkins+Peer Architects

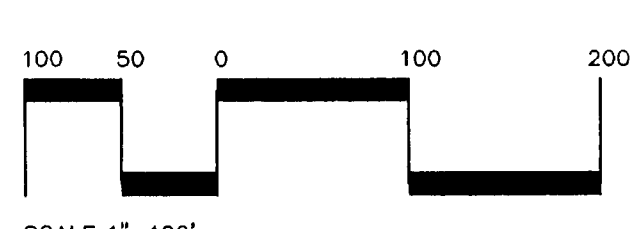
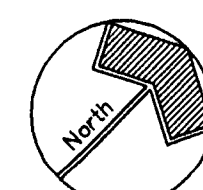
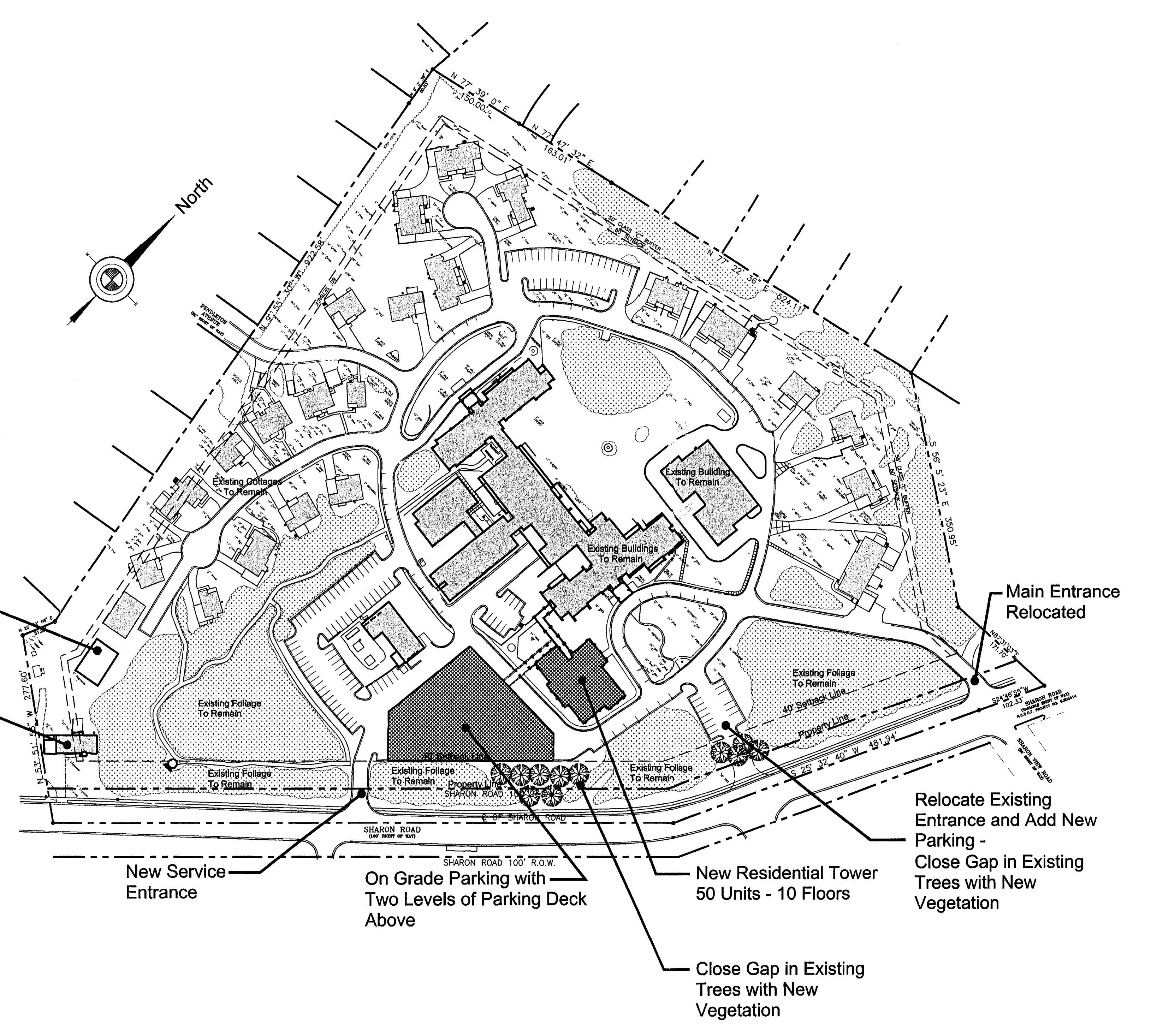
### SCHEMATIC SITE PLAN

12/18/00

REVISION #1  
 CHARLOTTE/MECK.  
 PLANNING DEPT.  
 REVIEW COMMENTS

2/6/01

REVISION #2  
 CHARLOTTE/MECK.  
 PLANNING DEPT.  
 REVIEW COMMENTS



# RZ2