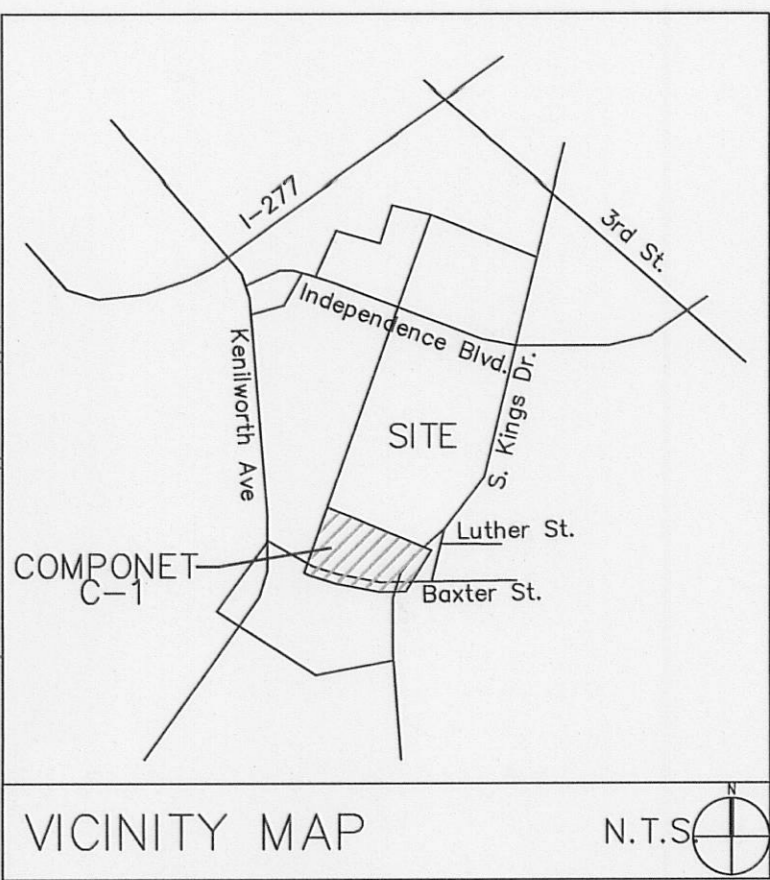


PARCEL D
 COMMUNITY BASE FLOOD ELEVATION: 636.40
 FLOOD PROTECTION ELEVATION: 637.40
 MINIMUM FFE: 644.00
 - LOADING MOVEMENTS WILL BE INTERNAL TO BUILDING FOOTPRINT
 - SERVICE AREAS FOR MAIL & TRASH WILL BE INTERNAL TO THE BUILDING FOOTPRINT
 - MAXIMUM BUILDING HEIGHT: REQUESTED - 285'

COMPONENT 'C-1'
 1.3 AC



ColeJenest & Stone
 Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design
 200 South Tryon Street
 Suite 1400
 Charlotte, North Carolina 28202
 Tel 704.376.1555
 Fax 704.376.7851
 www.colejeneststone.com

PETITIONERS:
 LEVINE PROPERTIES
 8514 MCALPINE PARK DRIVE,
 SUITE 190
 CHARLOTTE, NC 28211

**APPROVED BY
 CITY COUNCIL**
 MAY 19 2014

**MIDTOWN
 MIXED-USE
 VILLAGE**

**TECHNICAL
 DATA SHEET**
 COMPONENT C-1
 FOR PUBLIC HEARING -
 PETITION NUMBER
 2014-030

Project No.
 4296

Issued
 01/27/14 REZONING SUBMITTAL

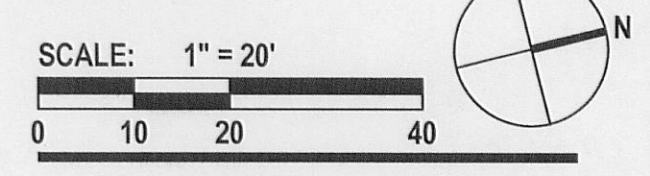
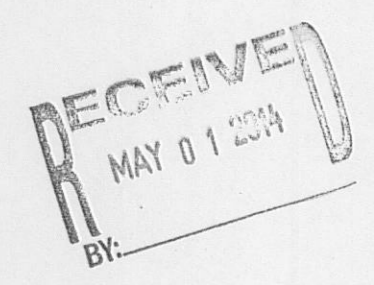
Revised
 03/25/14 REZONING RE-SUBMITTAL
 06/01/14 REZONING RE-SUBMITTAL

LEGEND:

- BUILDING ENVELOPE
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- ARCHITECTURAL TREATMENT

SITE DEVELOPMENT DATA:

- ACREAGE: 1.30 ACRES
- TAX PARCEL #: 125-227-05
- EXISTING ZONING: MUDD-O (REZONING PETITION NO. 2005-060)
- PROPOSED ZONING: MUDD-(O)
- EXISTING USES: VACANT WITH SOME LIMITED PARKING AND CIRCULATION AREAS FOR METROPOLITAN.
- PROPOSED USES: UP TO 155 MULTI-FAMILY DWELLING UNITS AND/OR A HOTEL WITH UP TO 175 HOTEL ROOMS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT.
- MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 285 FEET AS CALCULATED BY THE ORDINANCE.
- PARKING: PER THE STANDARDS OF THE ZONING REGULATIONS AT MINIMUM.
- URBAN OPEN SPACE: WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.



RZ1.1 1 of 2

The drawings, the project manual and the design shown thereon are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.
 ColeJenest & Stone, P.A. 2014 ©
 2014 - 030

REZONING NOTES:

GENERAL PROVISIONS:

- a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION...
b. ZONING DISTRICT/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...

- c. GRAPHICS AND ALTERATIONS. THE DEPICTIONS OF THE USES, SIDEWALKS, STRUCTURES AND BUILDINGS, AND OTHER SITE ELEMENTS SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS...
NOTE: THESE DEVELOPMENT STANDARDS REPLACE AND SUPERSEDE THE PREVIOUS DEVELOPMENT STANDARDS APPROVED AS PART OF THE PRIOR REZONING PETITION FOR THIS SITE.

OPTIONAL PROVISIONS:

- 2. TO ALLOW THE BUILDING CONSTRUCTED ON THE SITE TO HAVE A BUILDING HEIGHT OF UP TO 285 FEET.
a. TO ALLOW UP TO TWO (2) DETACHED SIGNS FOR THE SITE WITH 36 SQUARE FEET OF SIGN AREA AND UP TO FIVE (5) FEET IN HEIGHT...
c. TO ALLOW EACH TENANT AND/OR USE LOCATED ON THE SITE TO HAVE UP TO TWO WALL SIGNS WITH UP TO 400 SQUARE FEET OF SIGN SURFACE AREA...
d. TO ALLOW WALL SIGNS BELOW THE UPPER THREE FLOORS WITH UP TO 100 SQUARE FEET OF SIGN AREA OR 5% OF THE WALL AREA...
e. TO ALLOW A DIGITAL WALL SIGN ON THE BUILDING WALL ADJACENT TO MID-TOWN PARK WITH UP TO 300 SQUARE FEET OF SIGN AREA...
f. TO ALLOW DIGITAL WALL SIGNS ALONG THE PORTION OF THE BUILDING WALL THAT FACES S. KINGS DRIVE AND THE FIRST 30 LINEAR FEET OF THE BUILDING WALL THAT FACES METROPOLITAN AVENUE...

PERMITTED USES & DEVELOPMENT LIMITATIONS:

- a. SUBJECT TO THE RESTRICTIONS, LIMITATIONS, AND CONVERSION RIGHTS LISTED BELOW, THE BUILDING CONSTRUCTED ON THE SITE MAY BE DEVELOPED WITH UP TO 155 MULTI-FAMILY DWELLING UNITS AND/OR A HOTEL WITH UP TO 175 HOTEL ROOMS TOGETHER WITH ACCESSORY USES ALLOWED IN THE MUDD ZONING DISTRICT.
b. UP TO 25 ADDITIONAL RESIDENTIAL UNITS MAY BE CONSTRUCTED ON THE SITE BY CONVERTING ONE (1) ALLOWED HOTEL ROOM INTO ONE (1) ADDITIONAL RESIDENTIAL UNIT.
c. UP TO 25 ADDITIONAL HOTEL ROOMS MAY BE CONSTRUCTED ON THE SITE BY CONVERTING ONE (1) ALLOWED RESIDENTIAL DWELLING UNIT INTO ONE (1) ADDITIONAL HOTEL ROOM.

ACCESS, TRAFFIC AND CONSTRUCTION PARKING/STAGING:

- a. VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE AND TO THE PARKING FACILITIES ASSOCIATED WITH THE BUILDING WILL BE FROM SOUTH KINGS DRIVE AND METROPOLITAN AVENUE AS GENERALLY DEPICTED ON THE REZONING PLAN.
b. THE PLACEMENTS AND CONFIGURATIONS OF VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
c. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
d. THE PETITIONER RECOGNIZES THAT DUE TO THE LIMITED SPACE AROUND THE SITE AND EXISTING NEIGHBORHOOD CONSTRAINTS, A PORTION OF CONSTRUCTION PARKING AND MATERIAL STAGING WILL NEED TO BE LOCATED OFF-SITE.

ARCHITECTURAL GUIDELINES:

- a. ARCHITECTURAL GUIDELINES ARE BEING PROVIDED TO HELP DEFINE THE VISION FOR THE SITE'S ARCHITECTURAL CHARACTER. CONCEPT IMAGERY HAS ALSO BEEN PROVIDED TO GIVE EXAMPLES OF BUILDING DESIGN AND QUALITY. THIS CONCEPT IMAGERY IS INTENDED ONLY TO ILLUSTRATE EXAMPLES OF A BUILDING FAÇADE THAT MEETS THE CRITERIA SET FORTH IN THE ARCHITECTURAL GUIDELINES AND IS NOT A SPECIFIC OR BINDING BUILDING ELEVATION, NOR ARE THEY A FULL LIST OF POSSIBILITIES.
b. A RECOGNIZABLE BUILDING BASE SHALL BE PROVIDED THROUGH MATERIAL TRANSITIONS AND BUILDING ARTICULATION.
c. BUILDING FAÇADES SHALL BE DESIGNED TO REDUCE THE MASS, SCALE, AND UNIFORM MONOLITHIC APPEARANCE OF LARGE UNADORNED WALLS, WHILE PROVIDING VISUAL INTEREST. LARGE BUILDING FAÇADES SHALL BE DIVIDED INTO DISTINCT MASSING ELEMENTS. THE PARKING DECK PORTION OF THE BUILDING WILL BE DESIGNED SO THAT OPENINGS INTO PARKING DECK, OTHER THAN DRIVEWAYS, MUST BE FILLED WITH DECORATIVE LOUVERS, LANDSCAPING OR OTHER SIMILAR TREATMENTS SO THAT CARS PARKED WITHIN THE DECK ARE SCREENED.

- d. HOW THE BUILDING ON THE SITE WILL ADDRESS THE ADJOINING PUBLIC AND PRIVATE SPACES HAS BEEN DIVIDED INTO THREE FRONTAGE TYPES: GREENWAY ENTRY, PARK PROJECTION AND URBAN EDGE. ARCHITECTURAL GUIDELINES AND CONCEPT IMAGERY FOR EACH OF THESE BUILDING FRONTAGE TYPES HAS BEEN INCLUDED WITH THIS PETITION.

- e. ON THE AREA OF THE BUILDING LABELED GREENWAY ENTRY ON THE REZONING PLAN THE FOLLOWING ARCHITECTURAL GUIDELINES SHALL BE APPLIED: PROVIDE AN OPEN, INVITING AND DYNAMIC ARRIVAL EXPERIENCE THROUGH THE USE OF: LARGE PERCENTAGE OF GLASS, DECORATIVE PAVERS, STYLISH CANOPY WITH LIGHTING, LANDSCAPE PLANTERS AND A MIX OF MATERIALS TO DESIGNATE AN ARRIVAL SPACE. A MINIMUM OF 60% OF THE GREENWAY ENTRY FRONTAGE SHALL BE DESIGNED WITH CLEAR GLASS TO ALLOW VISIBILITY OF THE ACTIVITY WITHIN THE BUILDING. ALONG THE GREENWAY ENTRY FRONTAGE SEVERAL AREAS OF ELEMENTS OR SEATING TOTALING A MINIMUM OF 300 SQUARE FEET WILL BE PROVIDED (THIS WILL BE IN ADDITION TO THE URBAN OPEN SPACE AREA LOCATED ALONG THE NORTHERN PROPERTY BOUNDARY AND GENERALLY DEPICTED ON THE SHEET RZ-1.1). THESE AREAS WILL BE DESIGNED TO OVERLOOK THE ABUTTING SUGAR CREEK GREENWAY. THE SERVICE SIDE OF THE BUILDING MAY NOT BE LOCATED ALONG THE GREENWAY ENTRY FRONTAGE. DISPLAY CASES WILL NOT BE PART OF THE GREENWAY ENTRY FRONTAGE FAÇADE TREATMENT. SEVERAL CONCEPT IMAGES INDICATING HOW THIS GREENWAY ENTRY TREATMENT COULD BE ACCOMPLISHED ARE INCLUDED IN THE REZONING PLAN.

- f. ON THE AREA OF THE BUILDING LABELED PARK PROJECTION A AND B ON THE REZONING PLAN THE FOLLOWING ARCHITECTURAL GUIDELINES SHALL BE APPLIED: DELIVER AESTHETIC CONTINUITY WITH THE EXISTING MIDTOWN PARK BY PROVIDING THE FOLLOWING TREATMENTS AT THE PEDESTRIAN LEVEL TO ENHANCE THE PEDESTRIAN EXPERIENCE: (I) LAYERS OF PLANTINGS AT GRADE; AND (II) ATTRACTIVE AND INTERESTING LOUVERS, THE TREATMENT WILL THEN TRANSITION UP THE FAÇADE INTO STANDARD SCREENING MATERIALS IN ACCORDANCE WITH THE MUDD ZONING REGULATIONS. IN ADDITION THE PETITIONER WILL WORK WITH COUNTY PARKS AND RECREATION TO PROVIDE AN ARCHITECTURAL RESPONSE TO THE EXISTING ARTWORK IN THE MIDTOWN PARK. CONCEPT IMAGES INDICATING HOW THIS PARK PROJECTION A AND B TREATMENT COULD BE ACCOMPLISHED ARE INCLUDED IN THE REZONING PLAN.

- g. THE PETITIONER WILL ENDEAVOR TO ENTER INTO AN AGREEMENT WITH COUNTY PARKS AND RECREATION TO PROVIDE CERTAIN SHARED SITE ELEMENTS INCLUDING BUT NOT LIMITED TO: BATHROOMS, GATHERING SPACE, OUTDOOR SEATING AREAS, AREAS FOR STORAGE AND LANDSCAPING. THE SHARED SITE ELEMENTS MAY BE LOCATED ON THE SITE AND/OR THE ADJOINING PARK PROPERTY. IN ORDER TO ACCOMMODATE THESE SHARED SITE ELEMENTS THE SITE'S PROPERTY LINES MAY BE ADJUSTED OR EASEMENTS MAY BE PROVIDED, HOWEVER, THE ZONING BOUNDARY FOR THE SITE WILL NOT BE MODIFIED BY A SHIFT IN THE PROPERTY LINE TO ACCOMMODATE SHARED SITE ELEMENTS AS DESCRIBED ABOVE.

- h. ON THE AREA OF THE BUILDING LABELED URBAN EDGE ON THE REZONING PLAN THE FOLLOWING ARCHITECTURAL GUIDELINES SHALL BE APPLIED: PROVIDE AN ARTICULATED FAÇADE WITH A MIX OF MATERIALS INCLUDING MASONRY, PRECAST CONCRETE LOUVERS AND PANELS, PROVIDE DECORATIVE OPENINGS AT THE GROUND LEVEL AND SCREEN PARKING ON ALL LEVELS. CREATE A PEDESTRIAN SCALE EDGE AT THE GROUND FLOOR WITH DISPLAY WINDOWS, AWNINGS, INTEGRAL PLANTERS AND OTHER FEATURES THAT WILL COMPLEMENT THE OTHER PORTIONS OF THE BUILDING AND THE FOCAL POINT FEATURE DESCRIBED BELOW. A FOCAL POINT FEATURE WILL BE PROVIDED ALONG THE URBAN EDGE PORTION OF THE CORNER OF SOUTH KINGS DRIVE AND METROPOLITAN AVENUE. THIS FOCAL POINT FEATURE MAY INCLUDE SIGNAGE, ART WORK, A WATER FEATURE, LANDSCAPING AND OTHER ELEMENTS TO CREATE A POINT OF INTEREST ALONG THE KINGS DRIVE PORTION OF THE URBAN EDGE FRONTAGE. THE DESIGN OF THE FOCAL POINT FEATURE WILL BE SUBMITTED TO THE PLANNING DIRECTOR FOR REVIEW AND COMMENT AS PART OF THE MUDD REVIEW PROCESS FOR THE SITE. SEVERAL CONCEPT IMAGES INDICATING HOW THIS URBAN EDGE TREATMENT COULD BE ACCOMPLISHED ARE INCLUDED IN THE REZONING PLAN.

- i. IF DISPLAY CASES ARE USED ALONG THE URBAN EDGE OR THE PARK EDGE A AND B THE GRAPHICS WILL BE RECESSED A MINIMUM OF THREE (3) FEET FROM THE BACK OF THE WINDOW.

- j. BUILDING SERVICE AREAS WILL BE LOCATED INTERNALLY AND SCREENED FROM VIEW WITH MASONRY WALLS A MINIMUM OF FIVE FEET IN HEIGHT.

- k. ALLOWABLE BUILDING MATERIALS WILL INCLUDE: BRICK, NATURAL STONE, ARCHITECTURALLY FINISHED PRECAST CONCRETE, DECORATIVE CONCRETE MASONRY UNITS, ARCHITECTURAL METAL PANELS, GLAZING, STUCCO AND TILE CLADDING. THE FOLLOWING EXTERIOR BUILDING MATERIALS ARE PROHIBITED: VINYL SIDING, UNFINISHED CONCRETE MASONRY UNITS.

- l. METER BANKS WILL BE INTERNAL TO THE BUILDING.

- m. ROOF TOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE.
n. COMPACTOR/DUMPSTER AREAS AND RECYCLING AREAS WILL BE LOCATED WITHIN THE BUILDING.

STREETSCAPE, BUFFERS, LANDSCAPING, URBAN OPEN SPACE AND UTILITY STRUCTURE SETBACKS:

- a. A 16 FOOT SETBACK AS MEASURED FROM THE BACK OF THE EXISTING CURB ALONG SOUTH KINGS DRIVE WILL BE PROVIDED.

- b. THE PETITIONER WILL PROVIDE A PLANTING STRIP AND A SIDEWALK ALONG THE SITE'S FRONTAGE ON SOUTH KINGS DRIVE AS GENERALLY DEPICTED ON THE REZONING PLAN AND MATCHING EXISTING STREETSCAPE THROUGHOUT METROPOLITAN.

- c. ALONG METROPOLITAN AVENUE THE PETITIONER WILL PROVIDE A SIDEWALK WITH STREET TREES TO MATCH EXISTING STREETSCAPE TREATMENT IMPLEMENTED THROUGHOUT METROPOLITAN AS GENERALLY DEPICTED ON THE REZONING PLAN.

- d. URBAN OPEN SPACE AREAS WILL BE PROVIDED ON THE GROUND FLOOR ALONG THE GREENWAY ENTRY PORTION OF THE BUILDING AS WELL AS ON AN UPPER FLOOR OF THE BUILDING.

- d. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED BEHIND THE PROPOSED SIDEWALK OR THE REQUIRED MUDD SETBACK WHICH EVER IS GREATER.

ENVIRONMENTAL FEATURES:

- a. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

- b. THE SITE WILL COMPLY WITH THE TREE ORDINANCE.

SIGNAGE:

- a. SIGNAGE AS ALLOWED BY THE ORDINANCE AND BY THE OPTIONAL PROVISIONS LISTED ABOVE MAY BE PROVIDED.

LIGHTING:

- a. ALL NEW LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES EXCLUDING LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE DRIVEWAYS, SIDEWALKS, AND PARKING AREAS.

- b. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT.

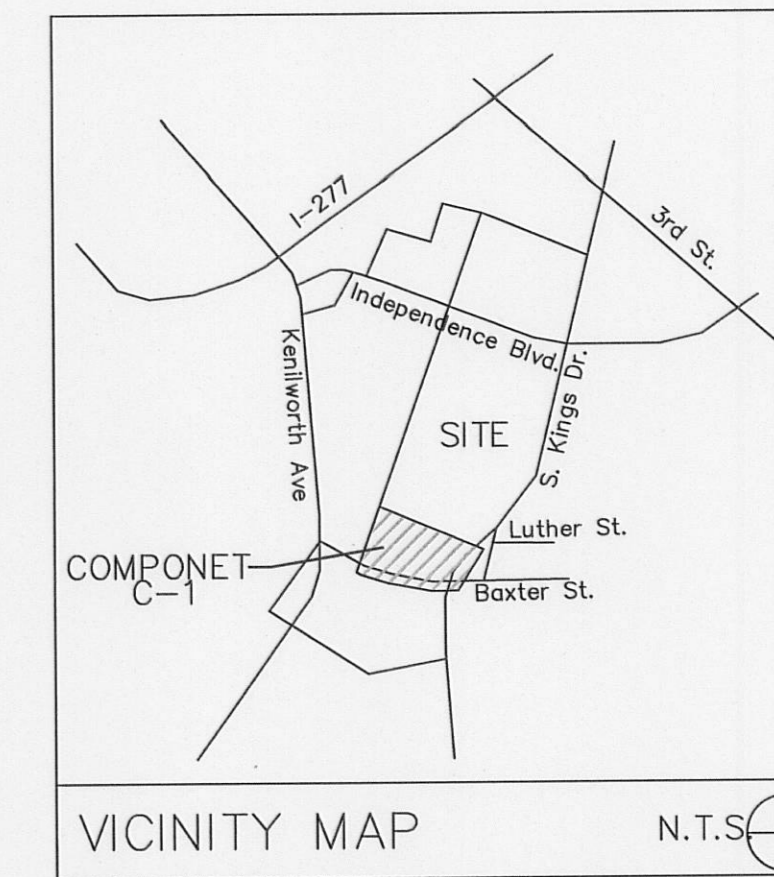
- c. NO "WALL PAK" LIGHTING WILL BE ALLOWED, HOWEVER ARCHITECTURAL LIGHTING SUCH AS BUT NOT LIMITED TO, SCONCES, UP LIGHTING, ACCENT LIGHTING, INCLUDING COLOR ACCENT LIGHTING AND DECORATIVE LIGHTING ON THE BUILDING FAÇADES WILL BE PERMITTED.

AMENDMENTS TO THE REZONING PLAN:

- a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) 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 OF CHAPTER 6 OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION:

- a. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



APPROVED BY CITY COUNCIL

MAY 19 2014



Land Planning
Landscape Architecture
Civil Engineering
Urban Design

200 South Tryon Street
Suite 1400
Charlotte, North Carolina 28202
Tel 704. 376. 1555
Fax 704. 376. 7851
www.colejeneststone.com

PETITIONERS:

LEVINE PROPERTIES
8514 MCALPINE PARK DRIVE,
SUITE 190
CHARLOTTE, NC 28211

MIDTOWN MIXED-USE VILLAGE

REZONING NOTES

COMPONENT C-1
FOR PUBLIC HEARING -
PETITION NUMBER
2014-030

Project No.

4296

Issued

01/27/14 REZONING SUBMITTAL

Revised

01/25/14 REZONING RE-SUBMITTAL

01/01/14 REZONING RE-SUBMITTAL