

DEVELOPMENT DATA TABLE

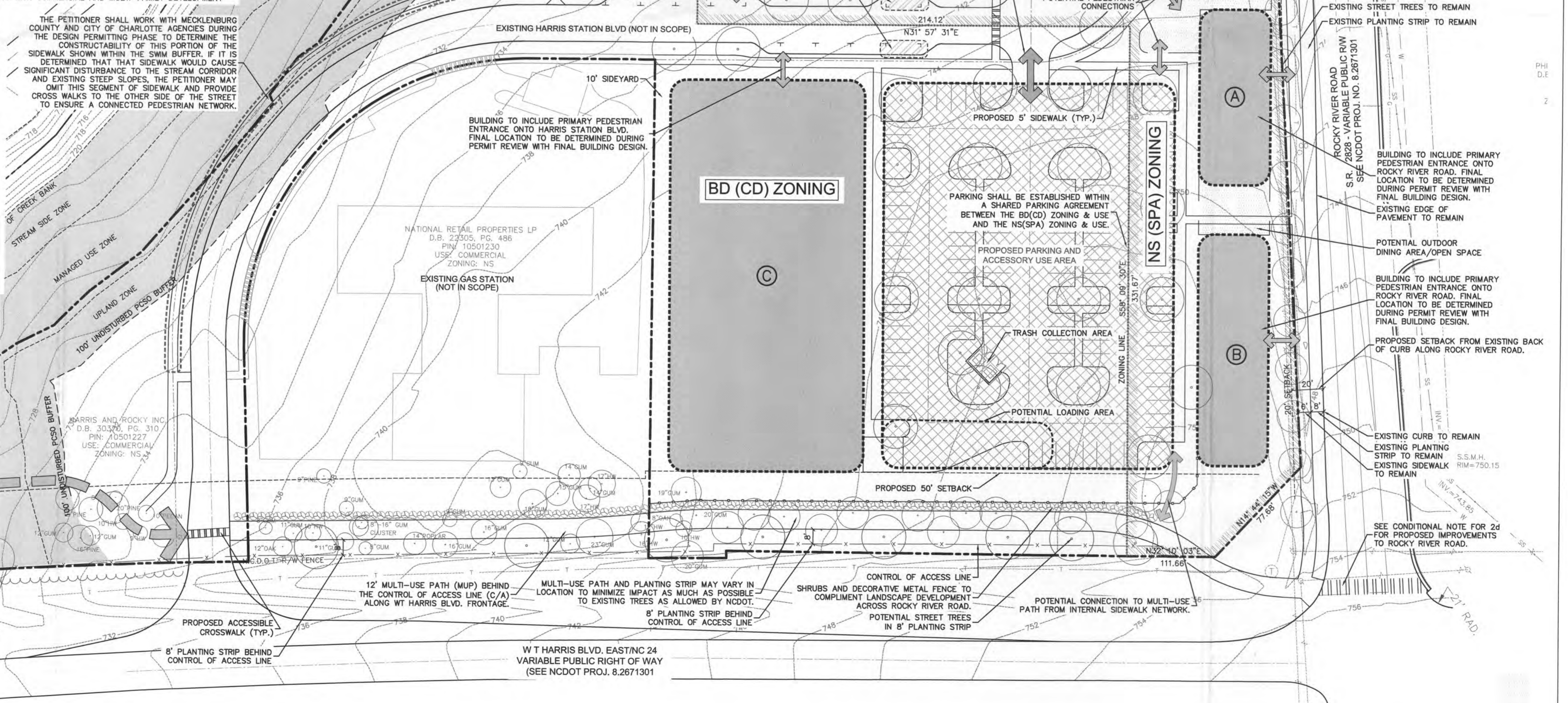
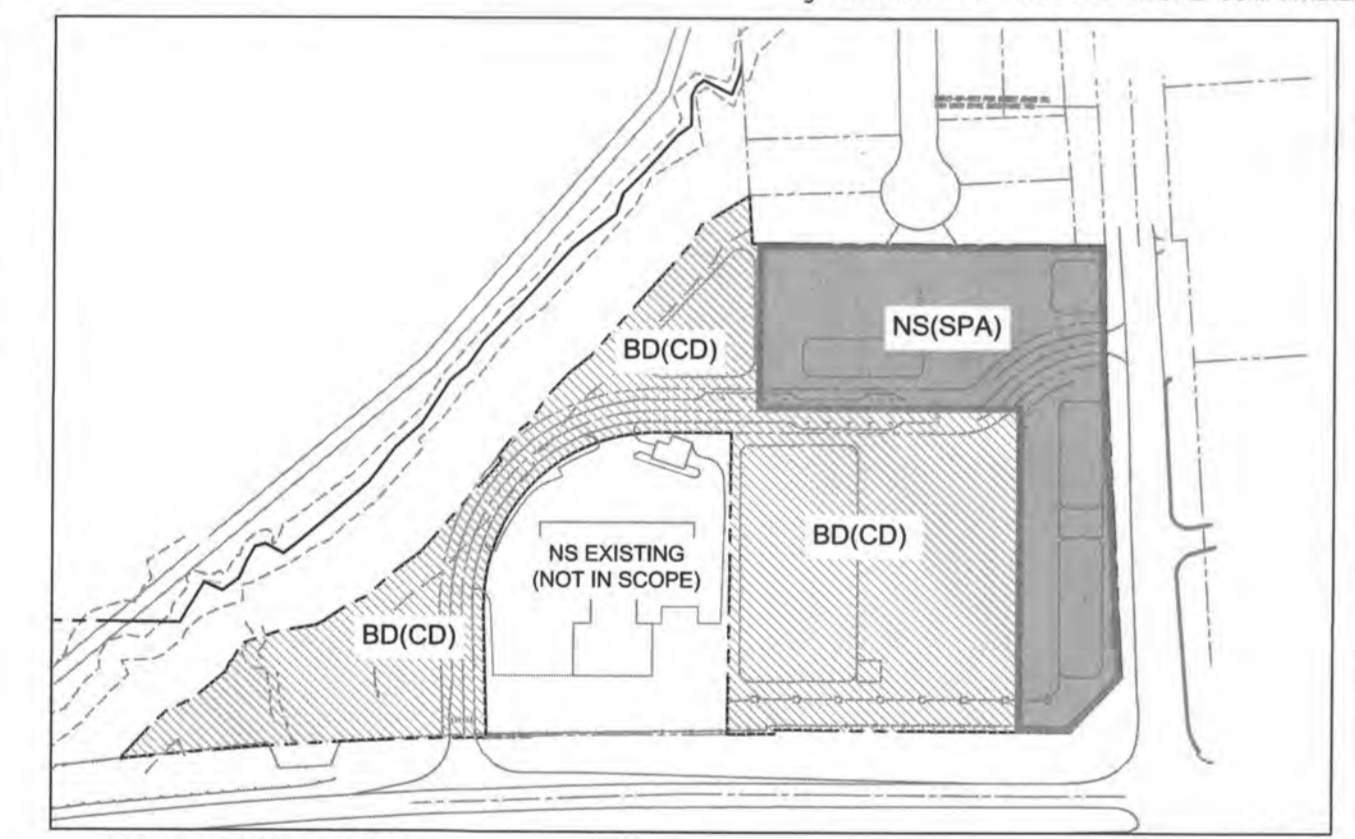
SITE ACREAGE:	±6.63 AC
TAX PARCEL:	105-012-27
EXISTING ZONING:	NS
PROPOSED ZONING:	BD(CD) & NS (SPA) WITH 5 YEAR VESTING (SEE SITE PLAN FOR PROPOSED LOCATIONS)
SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, INDUSTRIAL, ETC.):	
- BUILDING A, ONE LEVEL RETAIL, EATING/DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), UP TO 5,500 SF.	
- BUILDING B, ONE LEVEL OFFICE, RETAIL, EATING/DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), UP TO 5,500 SF.	
- BUILDINGS A AND B MAY BE SEPARATE OR COMBINED AS ONE BUILDING.	
- BUILDING C, 3 LEVELS, CLIMATE CONTROLLED SELF-STORAGE WITH ASSOCIATED OFFICES, UP TO 100,000 SF.	
- BUILDING D, ONE LEVEL, OFFICE, RETAIL, EATING/DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), UP TO 5,000 SF.	
- BUILDING E, ONE LEVEL KIOSK/ATM MACHINE/STATION AND/OR OFFICE, RETAIL, UP TO 500 SF.	
- BUILDING F, ONE LEVEL, OFFICE, RETAIL, EATING/DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), UP TO 2,500 SF.	
- MAXIMUM COMBINED TOTAL RETAIL/EATING/DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE), - 15,000 SF.	
- MAXIMUM COMBINED TOTAL OFFICE - 5,000 SF.	
MAX. BUILDING HEIGHT:	40'
MAX. # OF BUILDINGS:	6 BUILDINGS
PARKING SPACES PROVIDED:	134 SPACES MINIMUM

- GENERAL PROVISIONS**
 - THE FOLLOWING DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLANS FILED BY THE PETITIONER, TO ACCOMMODATE THE DEVELOPMENT A MIX OF USES INCLUDING OFFICE, RETAIL, EATING/DRINKING ENTERTAINMENT ESTABLISHMENTS (EDEE), CLIMATE CONTROLLED SELF-STORAGE, AND ASSOCIATED PARKING ON A PARCEL APPROXIMATELY 6.63 ACRES AT THE INTERSECTION OF W.T. HARRIS BLVD (NC 24) AND ROCKY RIVER ROAD (SR 2828).
 - THE DEVELOPMENT WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR BD(CD) AND NS(SPA) ZONING CLASSIFICATIONS, IN THE AREAS INDICATED ON THE PLAN.
 - THE DEVELOPMENT DEPICTED ON THE REZONING PLAN IS SCHEMATIC IN NATURE AND INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS TO THE SITE. ACCORDINGLY, THE PLAN MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES AS PERMITTED BY THESE DEVELOPMENT STANDARDS, ORDINANCE CHANGES OR MODIFICATIONS TO THE PLAN SHALL COMPLY WITH SECTION 6.207 OF THE ORDINANCE.
- TRANSPORTATION**
 - THE SITE SHALL BE ACCESSED FROM AN EXISTING PRIVATE SHARED DRIVE, HARRIS STATION BLVD THAT CONNECTS ROCKY RIVER ROAD AND E. W.T. HARRIS BLVD FOR WHICH AN ACCESS EASEMENT WITH THE OVERALL DEVELOPMENT HAS BEEN PREVIOUSLY ESTABLISHED. THIS REZONING PETITION DOES NOT COMMIT TO ANY IMPROVEMENTS ON ANY PERIMETER PUBLIC STREETS EXCEPT THOSE SPECIFICALLY NOTED IN THIS PLAN.
 - DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL PROPOSED RIGHTS OF WAY TO THE CITY SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY.
 - ALL TRANSPORTATION IMPROVEMENTS WILL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY OR PHASED PER THE SITES DEVELOPMENT PLAN.
 - THE PETITIONER SHALL RESTRIPE THE EASTBOUND LEG OF ROCKY RIVER ROAD TO ACTIVATE THE DUAL LEFT TURN LANES. THE DESIGN OF THESE IMPROVEMENTS WILL BE ESTABLISHED DURING THE PERMITTING PHASE OF THE PROJECT. EXISTING CURB AND GUTTER ON ROCKY RIVER ROAD SHALL REMAIN, AS PART OF THESE IMPROVEMENTS, THE PETITIONER SHALL CONSTRUCT A SIGNALIZED PROTECTED PEDESTRIAN CROSSING ACROSS THE PROJECT SIDE OF ROCKY RIVER ROAD. THIS CROSSING SHALL INCLUDE ADDING/AMENDING EXISTING ACCESSIBLE RAMPS WITHIN THE PUBLIC RIGHT OF WAY, INSTALLING CROSSWALK STRIPING FOR THIS CROSSING, AND ADDING TWO PEDESTRIAN CROSSING SIGNALS WHICH WILL BE INTEGRATED INTO THE SIGNAL MODIFICATIONS ASSOCIATED WITH THESE IMPROVEMENTS.
- ARCHITECTURAL STANDARDS**
 - THE HEIGHT FOR ALL BUILDINGS SHALL NOT EXCEED 40'.
 - THE BUILDING MATERIALS/FINISHES WILL BE A COMBINATION OF PORTIONS OF SOME OR ALL OF THE FOLLOWING: BRICK, CONCRETE, DECORATIVE CONCRETE MASONRY UNITS, EIFS, EIFS BRICK, ARCHITECTURAL METAL, METAL PANELS, STOREFRONT CLEAR GLASS, SPANDREL GLASS, ARCHITECTURAL METAL AND VINYL RAILINGS AND ACCESSORIES. WINDOWS WILL BE A COMBINATION OF CLEAR VISION GLASS, SPANDREL GLASS, SCREENED FRAMED OPENINGS, BUILDING ENTRANCES WILL HAVE ARCHITECTURAL METAL OR FABRIC CANOPIES AND AWNINGS.
 - ALL STORAGE SHALL BE LOCATED WITHIN THE BUILDING, AND OUTSIDE STORAGE OF ANY TYPE, INCLUDING THE OUTSIDE STORAGE OF MOVING VANS, TRAILERS, VEHICLES AND BOATS, SHALL NOT BE PERMITTED.
 - THE FACADE OF EACH FLOOR OF THE BUILDING ABOVE THE GROUND FLOOR THAT FRONTS A PUBLIC STREET (BUT NOT AN ALLEY) MUST HAVE WINDOWS OR GLASS THAT COVER AT LEAST TWENTYFIVE (25) PERCENT OF THE LENGTH OF SUCH STREET FRONTING FACADE. THE WINDOWS AND GLASS MAY BE SPANDREL GLASS PROVIDED THAT THE REFLECTIVITY VALUE DOES NOT EXCEED THIRTY-SIX (36) PERCENT AS MEASURED UNDER THE APPLICABLE PROVISIONS OF FEDERAL SPECIFICATIONS DD-G-451D 1977. IN NO EVENT MAY SPANDREL GLASS BE UTILIZED ON THE GROUND FLOOR OF THE BUILDING.
 - WHERE EXPANSIONS OF SOLID WALL ARE NECESSARY ON THE FACADE OF ANY FLOOR OF THE BUILDING LOCATED ABOVE THE GROUND FLOOR (INCLUDING A FACADE THAT DOES NOT FRONT A PUBLIC STREET), THEY MAY NOT EXCEED TWENTY (20) FEET IN LENGTH. A BLANK WALL IS A FACADE THAT DOES NOT CONTAIN WINDOWS, GLASS OR SUFFICIENT ORNAMENTATION, DECORATION OR ARTICULATION. DESIGN ELEMENTS THAT MAY BE UTILIZED TO BREAK UP EXPANSIONS OF SOLID WALL INCLUDE, WITHOUT LIMITATION, ORNAMENTATION, MOLDING, STRING COURSES, BELT COURSES AND CHANGES IN MATERIAL OR COLOR.
 - IF THE BUILDING IS LOCATED ON A LOT THAT ABUTS A PUBLIC OR PRIVATE STREET, AT LEAST ONE ENTRANCE SHALL BE PROVIDED ON EACH BUILDING FACADE FRONTING A STREET. IF THE BUILDING IS LOCATED ON A CORNER LOT, THE BUILDING MAY PROVIDE ONE MAIN ENTRANCE ORIENTED TO THE CORNER OR FACING EITHER OF THE STREETS.
 - IN ORDER TO PROMOTE VISUAL COMPATIBILITY WITH COMMERCIAL AND MULTI-FAMILY DEVELOPMENT

- ALLOWED IN COMMERCIAL ZONES, THE BUILDING SHALL INCORPORATE CONTEXTUAL ARCHITECTURAL AND DESIGN FEATURES COMMON TO COMMERCIAL AND MULTI-FAMILY DEVELOPMENT IN THE SURROUNDING AREA. EXAMPLES OF SUCH ARCHITECTURAL AND DESIGN FEATURES THAT MAY BE UTILIZED INCLUDE: MASSING, PROPORTION, FACADE MODULATION, EXTERIOR BUILDING MATERIALS AND DETAILING, VARIED ROOF-LINE, PEDESTRIAN SCALE AND PENETRATION.
 - SIGNS MAY NOT BE INSTALLED OR MAINTAINED ABOVE THE THIRD FLOOR OF A BUILDING CONTAINING A SELF-STORAGE FACILITY.
 - THE ARCHITECTURAL CHARACTER FOR ALL THE BUILDINGS IN THIS DEVELOPMENT WILL BE HARMONIOUS IN ORDER TO CREATE A COHESIVE LOOK TO THE DEVELOPMENT.
 - RETAIL AND EATING/DRINKING ENTERTAINMENT ESTABLISHMENT (EDEE) BUILDINGS TO HAVE 50% BRICK FINISH, WITH THE SELF-STORAGE BUILDING TO HAVE ALL GROUND LEVEL, APPROXIMATELY 33% BRICK FINISH, AS SHOWN ON RENDERINGS.
 - ALL DUMPSTERS AND HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW AND/OR KEPT BEHIND AN ENCLOSURE MADE OF MATERIALS CONSISTENT WITH THE OVERALL DEVELOPMENT.
- STREETSCAPE AND LANDSCAPING**
 - ALONG W T HARRIS BLVD, THE DEVELOPER SHALL PRESERVE TO THE EXTENT POSSIBLE EXISTING TREES WITHIN THE EXISTING SETBACK. THESE TREES MAY BE THINNED /PRUNED TO IMPROVE THE HEALTH OF THE TREES AND PROVIDE A CLEAN EDGE TO THE STREETSCAPE. SOME TREES IN THE SETBACK MAY BE REMOVED TO ACCOMMODATE THE PROPOSED 12' MULTI-USE PATH CONCEPTUALLY SHOWN ON THE PLAN. PETITIONER'S INTENT IS TO NOT INTERFERE WITH ANYTHING IN THE RIGHT OF WAY, EXCEPT WHERE WE ARE PROVIDING NEW SIDEWALKS/CROSSING EQUIPMENT. ANY TREES REMOVED WITHIN THIS AREA THAT ARE 3" IN CALIPER OR GREATER WILL BE REPLACED WITH MIN 3" IN CALIPER TREES AND MAY INSTALL ADDITIONAL TREES, LANDSCAPE MATERIALS, AND OTHER IMPROVEMENTS IN THIS AREA TO PROVIDE A CLEAN ATTRACTIVE STREETSCAPE ALONG THE PROJECT FRONTAGE IN A MANNER IN KEEPING WITH THE EXISTING ADJACENT STREETSCAPE OF THE UNIVERSITY COMMONS OFFICE ACROSS ROCKY RIVER ROAD.
 - ALONG ROCKY RIVER ROAD, EXISTING CURB, PLANTING STRIP AND SIDE WALK TO REMAIN.
 - THE PETITIONER SHALL PROVIDE A MINIMUM 10' WIDE PLANTING STRIP BETWEEN THE PROPOSED DEVELOPMENT AND THE EXISTING HOMES, EXCLUDING THE AREA WHERE A PEDESTRIAN CONNECTION TO THIS COMMUNITY WILL BE PROVIDED. THE PLANTING STRIP SHALL BE PLANTED AS 10' WIDE CLASS B, WITH MINIMUM OF 9 TREES AND 40 SHRUBS PER 100' REQUIRED PLANTINGS MAY BE UTILIZED AS PART OF THE SUPPLEMENTAL LANDSCAPE PROVIDED.
 - THE PETITIONER SHALL PROVIDE SUPPLEMENTAL LANDSCAPING, AS GENERALLY INDICATED ON THE PLAN, ADJACENT TO PROPOSED BMP SYSTEM. THIS LANDSCAPING SHALL INCLUDE A MIXTURE OF DECIDUOUS AND EVERGREEN TREES AND SHRUBS AND SHALL BE PLANTED TO A 10' CLASS C BUFFER STANDARD OF 3 TREES AND 20 SHRUBS PER 100' LINEAR FEET. REQUIRED PLANTINGS MAY BE UTILIZED AS PART OF THE SUPPLEMENTAL LANDSCAPE PROVIDED.
 - ENVIRONMENTAL FEATURES**
 - THE PETITIONER WILL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.
 - THE PETITIONER WILL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED POST CONSTRUCTION CONTROLS ORDINANCE.
 - THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL.

- PARKS, GREENWAYS, AND OPEN SPACE**
 - THERE EXISTS AT THE WESTERN EDGE OF THE SITE A PARTIALLY COMPLETED TRAIL LEADING TO BACK CREEK GREENWAY. THE PETITIONER MAY INSTALL A 10' NON-VEHICULAR CONNECTION TO THE ADJACENT BACK CREEK TRAIL FROM THE PROPOSED MULTI-USE TRAIL PROPOSED ALONG W.T. HARRIS BOULEVARD. FINAL DESIGN AND FEASIBILITY OF THIS CONNECTION SHALL BE DETERMINED DURING PERMITTING PHASE AND SHALL BE COORDINATED WITH CDDT, MECKLENBURG COUNTY PARKS AND RECREATION DEPARTMENT, AND OTHER GOVERNING AGENCIES. IF CONSTRUCTED, IF THE CONNECTION IS DETERMINED TO BE VIABLE, CONSTRUCTION OF THIS TRAIL SHALL BE TIED TO THE FINAL CERTIFICATE OF OCCUPANCY FOR THE DEVELOPMENT.
 - THERE EXISTS AT THE NORTH-WESTERN EDGE OF THE PROJECT A SIDEWALK CONNECTION FROM THE EXISTING SINGLE FAMILY HOMES TO THE SITE. THE PETITIONER SHALL CONNECT TO THIS EXISTING SIDEWALK WITH A PROPOSED SIDEWALK NETWORK THROUGH THE SITE TO PROMOTE CONNECTIVITY OF THE COMMUNITY.
 - THE PETITIONER SHALL INSTALL AN ADA ACCESSIBLE CROSSING OF THE MULTI-USE PATH (MUP) ACROSS HARRIS STATION BOULEVARD AS GENERALLY INDICATED ON THE PLAN. THIS CROSSING SHALL BE COORDINATED WITH NCDOT/CDOT DURING THE PERMITTING PROCESS.
 - THE PETITIONER SHALL INSTALL NEW SIDEWALKS AS GENERALLY INDICATED ON THE PLAN AND CONNECT EXISTING SIDEWALKS ALREADY IN PLACE TO CREATE A WALKABLE PEDESTRIAN NETWORK WITHIN THE DEVELOPMENT. NEW SIDEWALKS SHALL BE A MINIMUM OF 5' IN WIDTH.
- LIGHTING**
 - THE PETITIONER SHALL PROVIDE SUFFICIENT LIGHTING FOR PUBLIC SAFETY WITHIN THE PROJECT LIMITS, INCLUDING ALONG THE PRIVATE STREET, WITHIN PARKING AREAS, AND ADJACENT TO PEDESTRIAN ROUTES AND BUILDINGS. THE FINAL LOCATIONS OF THESE LIGHTS SHALL BE ESTABLISHED DURING THE PERMIT PLAN PROCESS. LIGHTS SHALL INCLUDE PEDESTRIAN SCALE LIGHTS (NOT TO EXCEED 22" IN HEIGHT, INCLUDING BASE), SHOEBOX LIGHTS, AND OTHER LIGHTING TYPES AS APPROPRIATE.
- AMENDMENTS TO THE REZONING PLAN**
 - CURRENT APPLICATION OR SUCCESSORS WITH THE CONSENT OF THE OWNER OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT MAY APPLY FOR FUTURE AMENDMENTS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

- BINDING EFFECT OF THE REZONING APPLICATION**
 - IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM THE TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



VICINITY MAP N.T.S.

DRG DESIGN RESOURCE GROUP

LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
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www.drggrp.com

REGISTERED PROFESSIONAL ENGINEER
CORPORATE SEAL
C-95
C-2165
NOBELS

REZONING PETITION FOR PUBLIC HEARING: 2016-140

REZONING PLANS

HARRIS STATION CHARLOTTE, NC

HAWTHORNE HOLDING GROUP
PO BOX 958
DAVIDSON, NC 28036

APPROVED BY CITY COUNCIL
JAN 17 2017

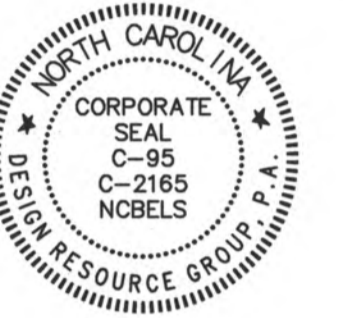
SCHEMATIC SITE PLAN

SCALE: 1" = 40'

PROJECT #: 647-001
DRAWN BY: SK
CHECKED BY: TH

NOVEMBER 21, 2016

REVISIONS:
1. 11.21.16 STAFF COMMENTS
2. 12.20.16 COMMUNITY COMMENTS
3. 01.09.17 STAFF COMMENTS

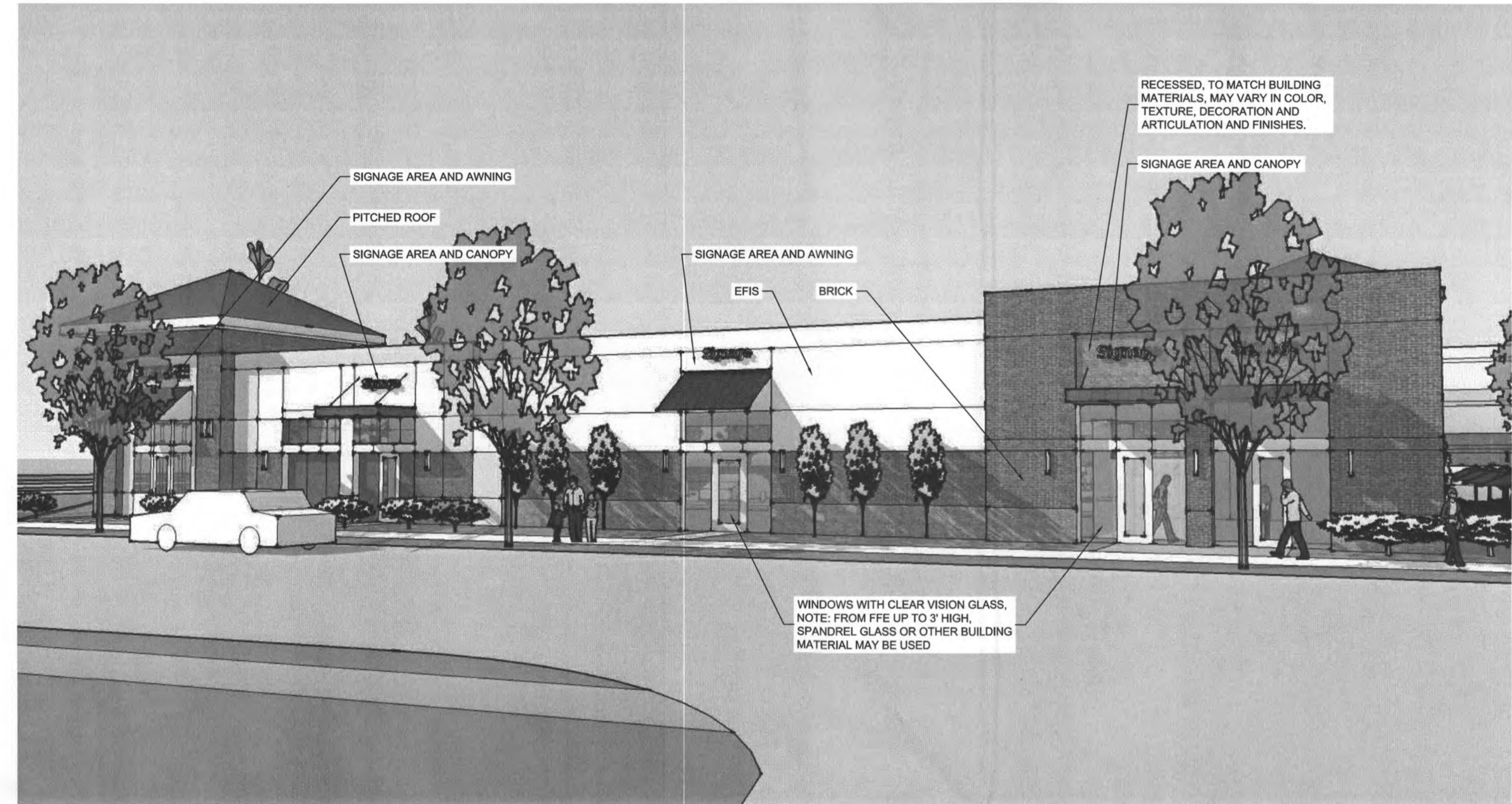


REZONING PETITION
FOR PUBLIC HEARING:
2016-140

REZONING PLANS



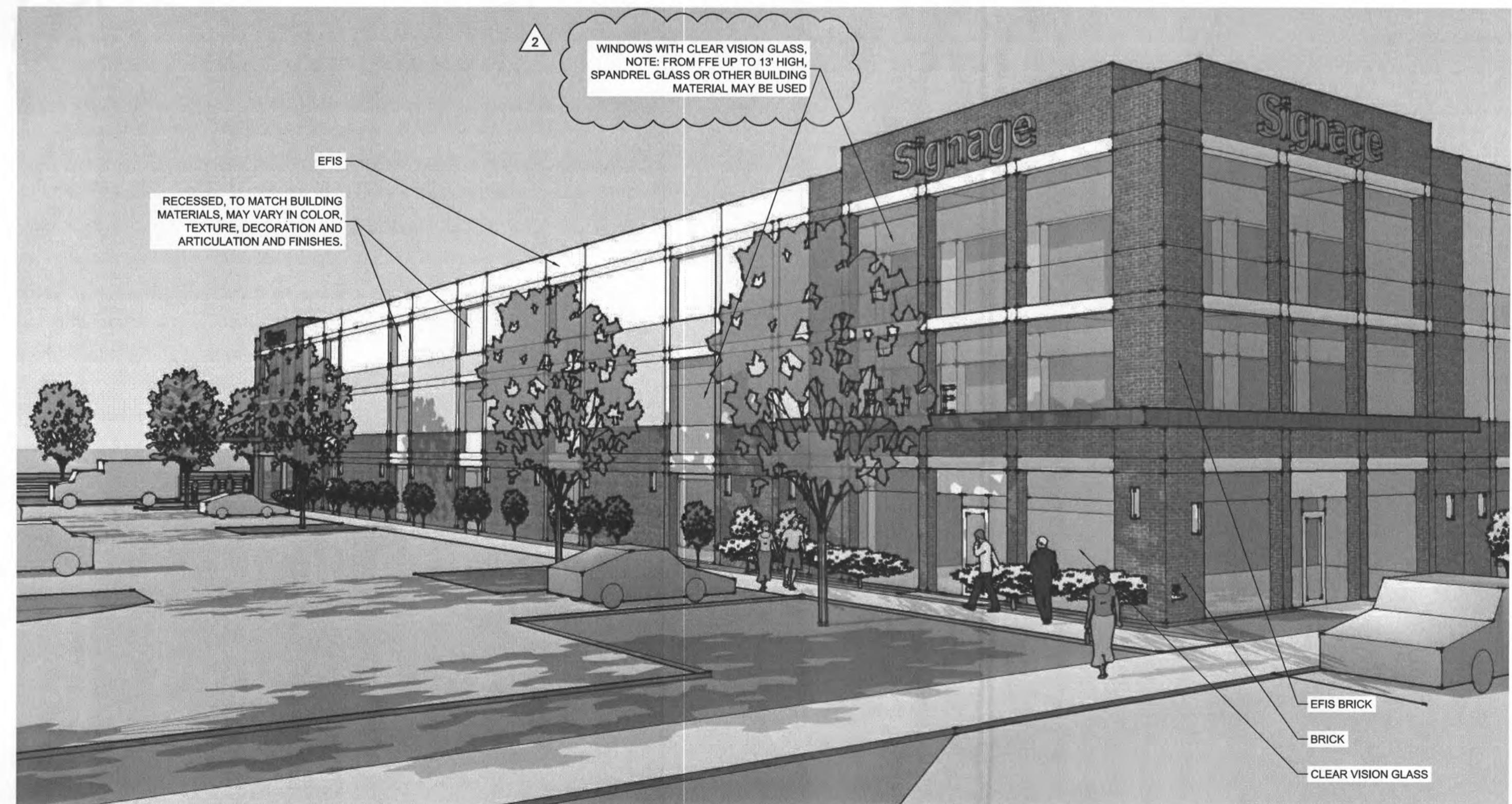
ILLUSTRATIVE RENDERING 1 - OVERALL COMMUNITY VIEW



ILLUSTRATIVE RENDERING 2 - BUILDING "B", ROCKY RIVER ROAD FRONTAGE



ILLUSTRATIVE RENDERING 3 - BUILDING "A", ROCKY RIVER ROAD FRONTAGE



ILLUSTRATIVE RENDERING 4 - BUILDING "C", SHARED PARKING FRONTAGE VIEW

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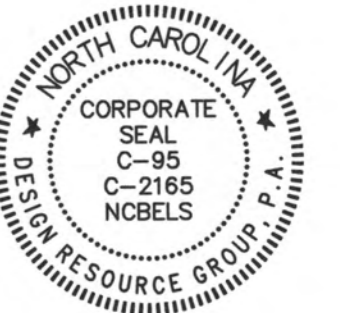
BUILDING
ELEVATIONS

SCALE: 1" = 20'

PROJECT #: 647-001
DRAWN BY: SK
CHECKED BY: TH

NOVEMBER 21, 2016

REVISIONS:
1. 11.21.16 1ST STAFF COMMENTS
2. 01.09.17 STAFF COMMENTS



REZONING PETITION
 FOR PUBLIC HEARING:
 2016-140

REZONING PLANS



ILLUSTRATIVE RENDERING 5 - BUILDING "C", W T HARRIS BLVD FRONTAGE VIEW

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**BUILDING
 ELEVATIONS**

20 0 20 40
 SCALE:

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 DRAWN BY: SK
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REVISIONS:
 1 11.21.16 1ST SUBMITTAL COMMENTS
 2 01.09.17 STAFF COMMENTS

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