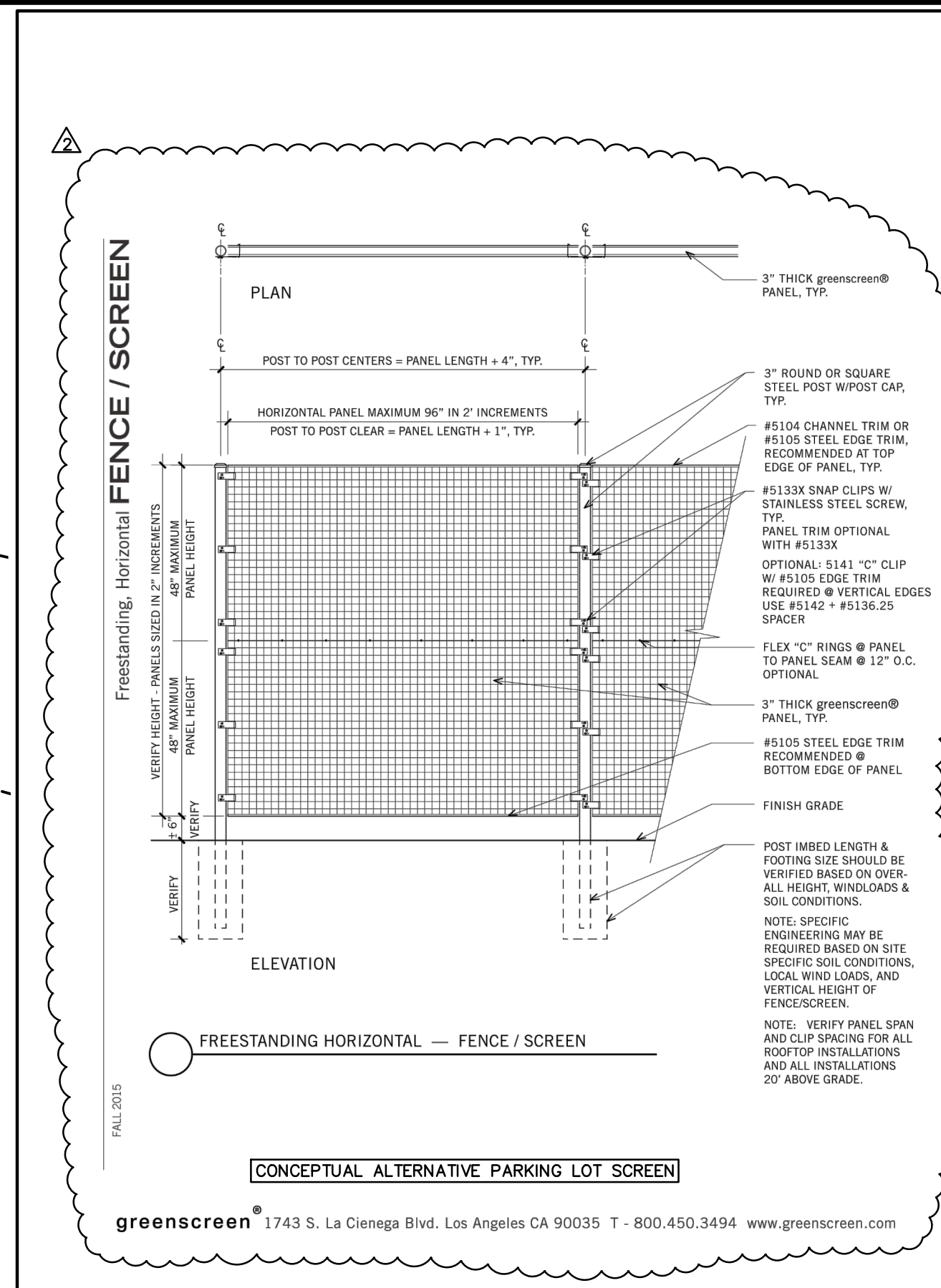


Planning Department
APPROVED BY CITY COUNCIL
 November 19, 2018

THE HORNE COMPANY
 D.B. 1546, PG. 84
 ALL OF TRACT L OF
 C.B. SPRATT and C.S. OF PROCTOR
 PROPERTY
 M.B. 4, PG. 631
 PIN #121-033-14

2000 HAWKINS, LLC
 D.B. 28190, PG. 407
 ALL OF TRACT B OF
 C.B. SPRATT and C.S.
 PROCTOR PROPERTY
 M.B. 4, PG. 631
 PIN #121-033-13



DEVELOPMENT STANDARDS—DEVELOPMENT OPTION 1—NEW BUILDING
 NOVEMBER 2, 2018

GENERAL PROVISIONS

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BOULEVARD REAL ESTATE ADVISORS LLC. THE PETITIONER'S PLAN FOR AN APPROXIMATELY .74 ACRE SITE LOCATED ON THE NORTH SIDE OF WEST TREMONT AVENUE BETWEEN SOUTH TRYON STREET AND HAWKINS STREET, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 121-033-08, 121-033-09 AND 121-033-10.
- THE DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). SUBJECT TO THE OPTIONAL PROVISIONS SET OUT BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE TOD-M ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- THE SITE CONTAINS THREE EXISTING BUILDINGS, WITH ONE BUILDING BEING LOCATED ON EACH TAX PARCEL THAT COMPRISES THE SITE. PETITIONER SHALL DEMOLISH EACH EXISTING BUILDING LOCATED ON THE SITE AND REDEVELOP THE SITE WITH A NEW BUILDING IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THIS REZONING PLAN AND THE ORDINANCE (DEVELOPMENT OPTION 1—NEW BUILDING). DEVELOPMENT OPTION 1—NEW BUILDING IS DEPICTED ON SHEET NO. RZ-1 OF THE REZONING PLAN.
- THE SITE SHALL CONTAIN ONE PRINCIPAL BUILDING. THE PRINCIPAL BUILDING AND ANY ACCESSORY STRUCTURES SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE DEPICTED ON THE (REZONING) PLAN. AT THE PETITIONER'S OPTION, THE PRINCIPAL BUILDING AND ANY ACCESSORY STRUCTURES MAY ALSO EXTEND INTO THE "BUILDING OR PARKING ENVELOPE" DEPICTED ON THE REZONING PLAN.
- SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES (IF ANY) SHALL BE LOCATED WITHIN THE PARKING ENVELOPE DEPICTED ON THE REZONING PLAN. AT THE PETITIONER'S OPTION, AND IF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") APPROVES A VEHICULAR ACCESS POINT TO THE SITE OFF OF WEST TREMONT AVENUE, SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES (IF ANY) MAY ALSO BE LOCATED WITHIN THE BUILDING OR PARKING ENVELOPE DEPICTED ON THE REZONING PLAN.
- FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

2. OPTIONAL PROVISIONS

THE OPTIONAL PROVISIONS SET OUT BELOW SHALL APPLY TO THE DEVELOPMENT OF THE SITE.

- PARKING THAT IS LOCATED TO THE SIDE/REAR OF A PRIMARY STRUCTURE MAY COVER UP TO 50% OF THE TOTAL WIDTH OF THE SITE'S FRONTAGE ALONG THE NEW PUBLIC STREET (DEFINED BELOW) TO BE CONSTRUCTED ALONG THE EASTERN BOUNDARY LINE OF THE SITE.
- THE SOUTHERN EDGE OF ANY PARKING LOT ADJACENT TO WEST TREMONT AVENUE SHALL MEET THE SCREENING REQUIREMENTS OF THE ORDINANCE BY WAY OF THE INSTALLATION OF A GREEN SCREEN WALL BY PETITIONER. THE GREEN SCREEN WALL SHALL BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE GREEN SCREEN WALL DEPICTED ON THE REZONING PLAN.
- THE WESTERN EDGE OF ANY PARKING LOT SHALL NOT BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 9.1208(6)(K) OF THE ORDINANCE. NOTWITHSTANDING THE FOREGOING, A VEHICULAR ACCESS POINT TO THE SITE OFF OF WEST TREMONT AVENUE, SURFACE PARKING FACILITIES AND STRUCTURED PARKING FACILITIES (IF ANY) MAY ALSO BE LOCATED WITHIN THE BUILDING OR PARKING ENVELOPE DEPICTED ON THE REZONING PLAN.
- THE NORTHERN EDGE OF A PARKING LOT SHALL NOT BE REQUIRED TO MEET THE SCREENING REQUIREMENTS OF SECTION 9.1208(6)(K) OF THE ORDINANCE. NOTWITHSTANDING THE FOREGOING, THE PARKING LOT SHALL BE SCREENED TO THE NORTH BY THE MINIMUM 6 FOOT TALL WOODEN FENCE DESCRIBED BELOW IN PARAGRAPH 6.D.

3. PERMITTED USES/DEVELOPMENT LIMITATIONS

- SUBJECT TO THE TERMS OF PARAGRAPH B BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE TOD-M ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES), TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE TOD-M ZONING DISTRICT.
- NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, RESIDENTIAL USES OF ANY TYPE SHALL NOT BE PERMITTED ON THE SITE.
- NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, ANY NEW BUILDING OR STRUCTURE CONSTRUCTED ON THE SITE SHALL BE LOCATED A MINIMUM OF 5 FEET FROM THE WESTERN BOUNDARY LINE OF THE SITE. THIS PROVISION SHALL NOT APPLY TO A SURFACE PARKING LOT.
- NOT WITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, ANY SURFACE PARKING LOT CONSTRUCTED ON THE SITE SHALL BE LOCATED A MINIMUM OF 1 FOOT FROM THE WESTERN BOUNDARY LINE OF THE SITE.

4. TRANSPORTATION

- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT(S) ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT").
- THE ALIGNMENTS OF THE INTERNAL DRIVES AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER DURING THE PERMITTING PROCESS TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS AND BUILDING AND PARKING LAYOUTS, AND TO ACCOMMODATE ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
- A NEW PUBLIC STREET SHALL BE CONSTRUCTED ON TAX PARCEL NO. 121-033-10 ALONG THE EASTERN BOUNDARY LINE OF THE AREA DEPICTED ON THE REZONING PLAN (THE "PUBLIC STREET").
- PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE, PETITIONER SHALL DEDICATE AND CONVEY TO THE CITY OF CHARLOTTE THOSE PORTIONS OF THE SITE LOCATED IMMEDIATELY ADJACENT TO THE NEW PUBLIC STREET AS REQUIRED TO PROVIDE THE RIGHT OF WAY NECESSARY TO PROVIDE TO TWO FEET BEHIND THE BACK OF SIDEWALK AS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN, TO THE EXTENT THAT SUCH RIGHT OF WAY DOES NOT ALREADY EXIST.
- ALL REQUIRED TRANSPORTATION IMPROVEMENTS SHALL BE CONSTRUCTED AND APPROVED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING TO BE CONSTRUCTED ON THE SITE.

5. ARCHITECTURAL STANDARDS

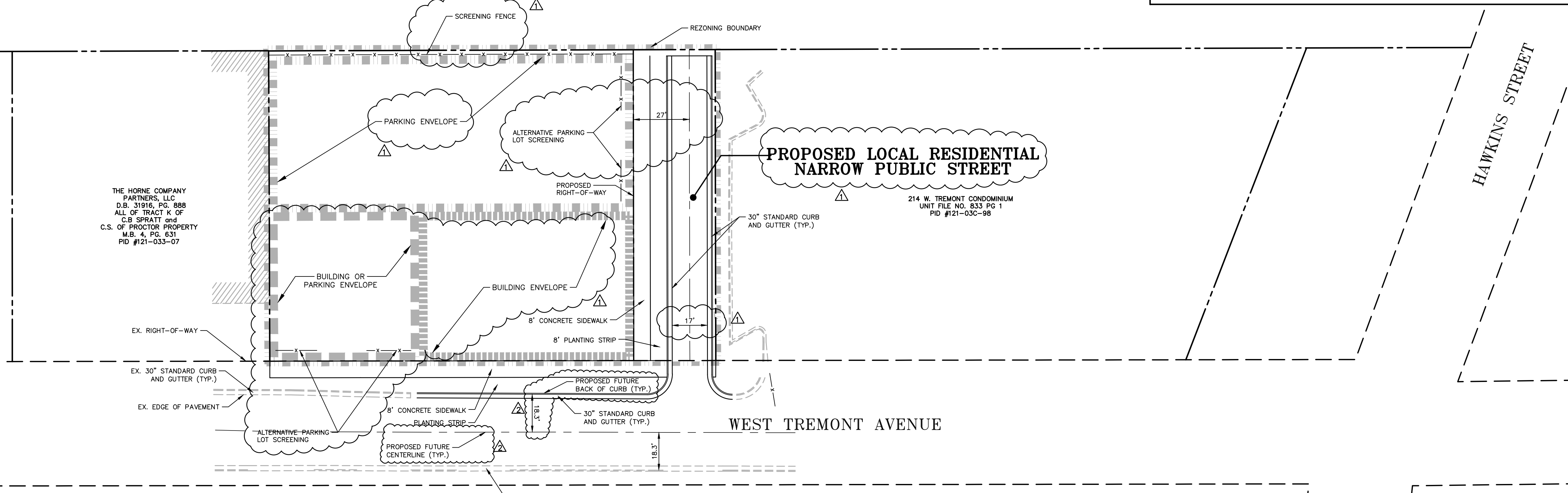
- THE EXTERIOR BUILDING MATERIAL FOR THE WESTERN FACADE OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE MASONRY.
- ANY WINDOWS LOCATED ON THE WESTERN FACADE OF THE BUILDING TO BE CONSTRUCTED ON THE SITE SHALL HAVE A MINIMUM STC (SOUND TRANSMISSION CLASS) RATING VALUE OF 35.

6. STREETScape AND LANDSCAPING/SCREENING

- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON WEST TREMONT AVENUE. THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE LOCATED BEHIND THE FUTURE BACK OF CURB ON WEST TREMONT AVENUE. NOTWITHSTANDING THE FOREGOING, THE WIDTH OF THE PLANTING STRIP AND THE WIDTH OF THE SIDEWALK MAY BE REDUCED AS REQUIRED WHERE THE SIDEWALK TIES INTO THE EXISTING SIDEWALK LOCATED ON THE SITE'S WESTERN AND EASTERN BOUNDARY LINES.
- PORTIONS OF THE MINIMUM 8 FOOT WIDE SIDEWALK TO BE INSTALLED ALONG THE SITE'S FRONTAGE ON WEST TREMONT AVENUE MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.
- A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON THE NEW PUBLIC STREET. THE MINIMUM 8 FOOT WIDE PLANTING STRIP AND MINIMUM 8 FOOT WIDE SIDEWALK SHALL BE LOCATED BEHIND THE FUTURE BACK OF CURB ON SUCH PUBLIC STREET.
- A MINIMUM 6 FOOT TALL WOODEN FENCE SHALL BE INSTALLED ALONG THE NORTHERN BOUNDARY LINE OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN, PROVIDED, HOWEVER THAT THE MINIMUM 6 FOOT TALL WOODEN FENCE SHALL NOT BE LOCATED IN THE RIGHT OF WAY FOR THE PUBLIC STREET. THE MINIMUM 6 FOOT TALL WOODEN FENCE SHALL BE LOCATED IN CLOSE PROXIMITY TO THE NORTHERN BOUNDARY LINE OF THE SITE TO ALLOW THE OWNER OF TAX PARCEL NO. 121-033-14 TO TIE A FENCE ON TAX PARCEL NO. 121-033-14 INTO THE MINIMUM 6 FOOT TALL WOODEN FENCE NEAR THE TERMINUS OF THE PUBLIC STREET. THE MINIMUM 6 FOOT TALL WOODEN FENCE SHALL NOT CONTAIN ANY GATES OR OPENINGS.

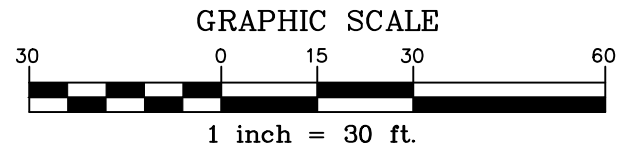
7. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 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, BE BINDING UPON AND INURE TO THE BENEFIT OF 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 HEIR, DEVISEE, PERSONAL REPRESENTATIVE, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
- ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.



SITE LEGEND

---	PROPERTY LINE
- - -	RIGHT-OF-WAY LINE
---	CENTERLINE
---	REZONING BOUNDARY
---	PARKING ENVELOPE
---	BUILDING ENVELOPE
---	PARKING OR ENVELOPE
---	EXISTING EDGE OF PAVEMENT/ BACK OF CURB/FRONT OF CURB



THE JOHN R. MCADAMS COMPANY, INC.
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 Charlotte, North Carolina 28277
 License No.: C-0283
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REVISIONS:

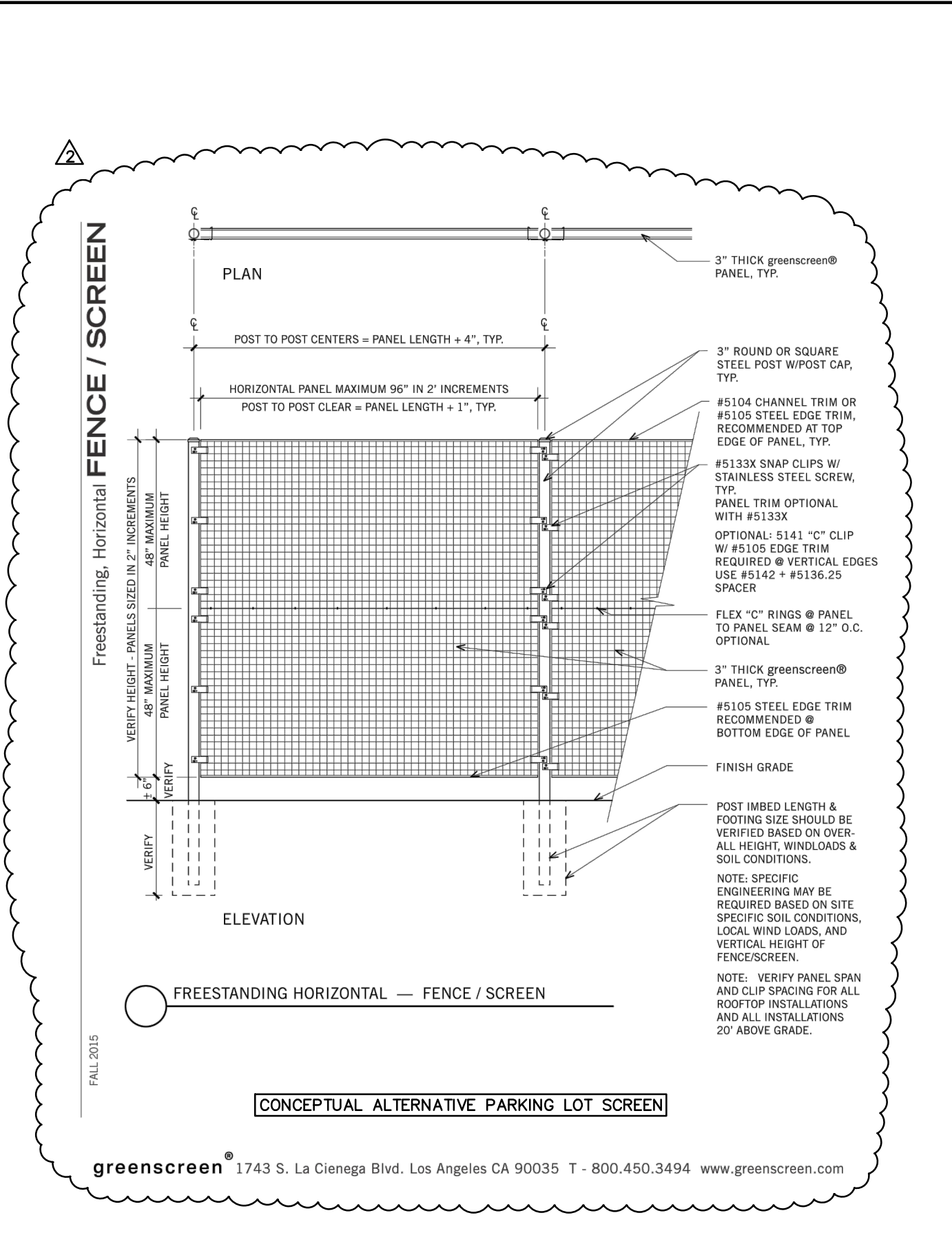
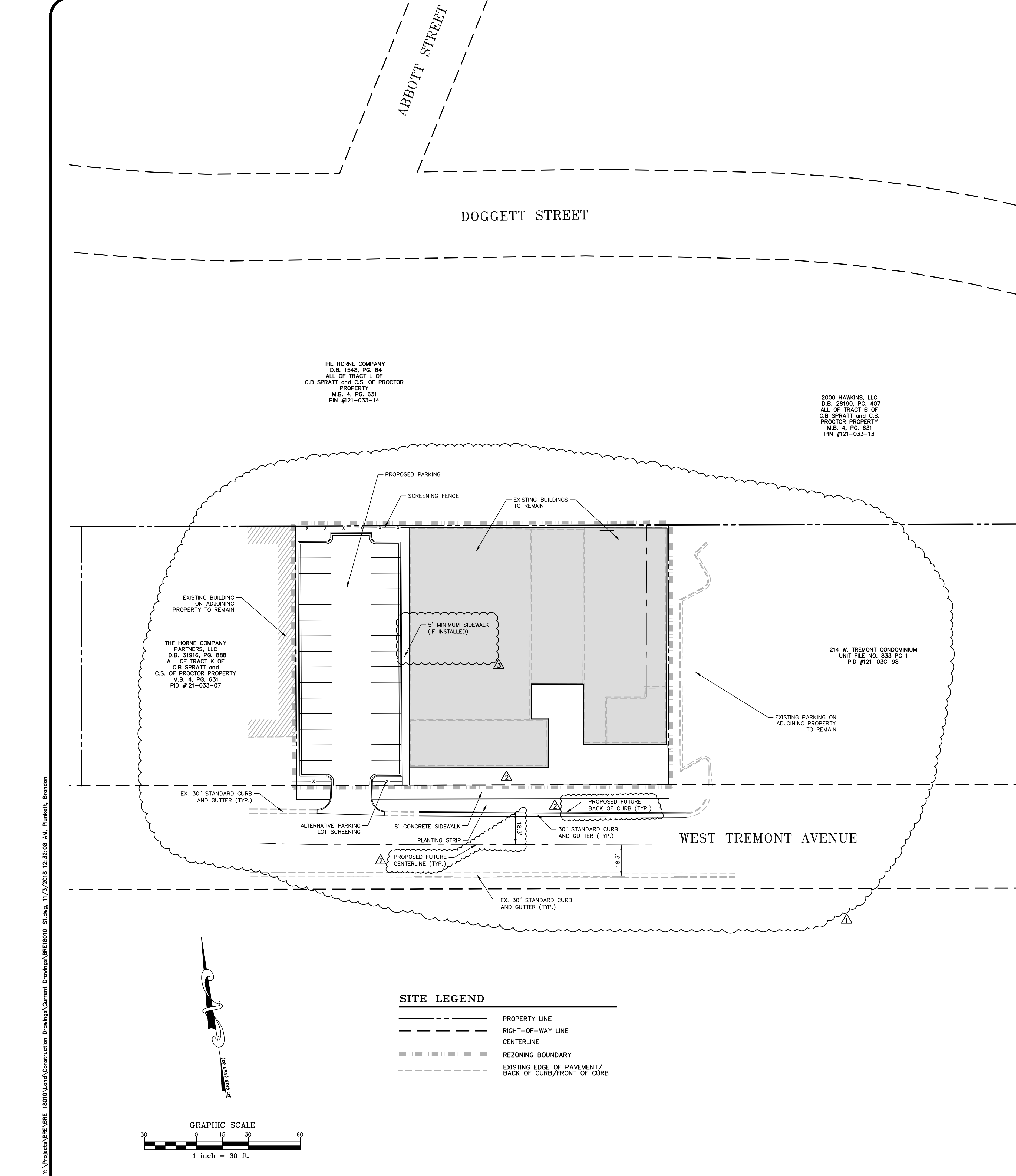
REVISIONS PER SET REVIEW 08-13-2018
REVISIONS PER OUTSTANDING ISSUES 10-22-2018
REVISIONS PER OUTSTANDING ISSUES 11-02-2018

OWNER:
 BOULEVARD REAL ESTATE ADVISORS
 121 WEST TRADE ST
 SUITE 2800
 CHARLOTTE, NC 28202

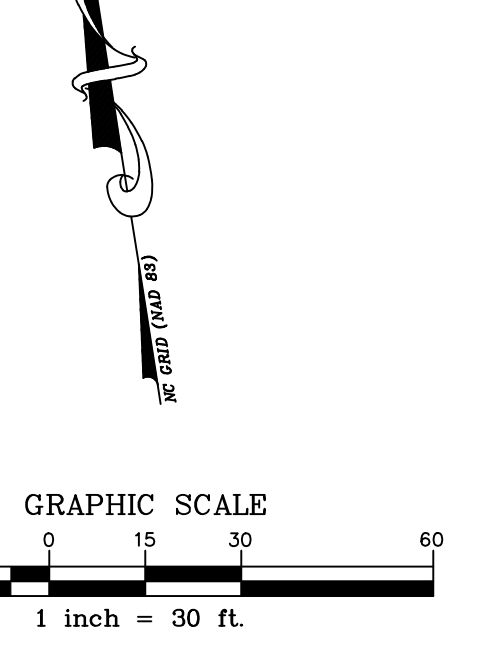
224 WEST TREMONT
 PETITION 2018-003
 214 WEST TREMONT AVENUE, CHARLOTTE, NORTH CAROLINA 28203
 TECHNICAL DATA SHEET - OPTION 1

PROJECT NO. BRE-18010
 FILENAME: BRE18010-S1
 CHECKED BY: BGP
 DRAWN BY: CEG
 SCALE: 1"=30'
 DATE: 03-09-18
 SHEET NO. RZ-1

Y:\Projects\BRE-18010\Land\Construction Drawings\BRE18010-S1.dwg, 11/2/2018 12:32:08 AM, Plunkett, Brandon



- DEVELOPMENT OPTION 2 - REHABILITATION OPTION
1. GENERAL PROVISIONS
A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION...



SITE LEGEND table with symbols for PROPERTY LINE, RIGHT-OF-WAY LINE, CENTERLINE, REZONING BOUNDARY, and EXISTING EDGE OF PAVEMENT/BACK OF CURB/FRONT OF CURB.

Vertical sidebar containing project information: PROJECT NO. BRE-18010, FILENAME: BRE18010-S1, CHECKED BY: BGP, DRAWN BY: CEG, SCALE: 1"=30', DATE: 03-09-18, SHEET NO. (RZ-2), and owner information for Boulevard Real Estate Advisors.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION