

Petitioner seeks to rezone the property located at 801 S. McDowell as a Mixed Use Development District (Optional) ("MUDD-O"). Rezoning of the estate (the "Site") identified on this Technical Data Sheet RZ-1, prepared by Little & Associates Architects consisting of 4.1 acres, more or less, and its individual components will be governed by the conditions of these Zoning Standards, the Technical Data Sheet, Schematic Site Plan and the applicable provisions of the City of Charlotte official Zoning Ordinance (the "Ordinance").

The use of the site was formerly industrial and is currently classified as Urban Industrial. The property has been rehabilitated and now serves as a computer data center/office space for the Carolinas Healthcare System.

PART II - Options

Petitioner requests that the following existing conditions on the building and site be allowed to remain unchanged for functional and aesthetic reasons (Options from MUDD-Zoning). These items are listed here and referenced on Sheet RZ-1.

- (a) Tinted/mirrored glass on exterior facades of building as indicated on plan.
(b) Former loading area located at southeast corner of building. Area serves as short term parking for visitors and as a mechanical equipment area. In addition, two separate doors that open onto area are required for emergency exits to the basement. Area to remain partially screened in order to maintain some visibility from Baxter St. for security and safety purposes.
(c) Detached sign on McDowell Street. Petitioner intends to maintain existing ornamental landscape planting around sign which is included in the foundation planting for the building.
(d) Parking between building and both McDowell and Baxter Streets. These parking areas are necessary for the function of the building and can be effectively screened with additional evergreen plantings.
(e) The existing sidewalk along McDowell St. is to remain at the back of curb due to a 10' power and telephone easement (MB-17-565) and large existing trees located directly behind it.
(f) First floor brick panel facade on street frontages shall remain. Petitioner shall provide and maintain landscape plantings against the brick facades consisting of evergreen and flowering trees and shrubs.
(g) The street trees and landscape plantings will not be irrigated due to the small quantity to be added and the relative mature age of the existing landscape which also has not been irrigated by a formal system.

PART III - Improvements

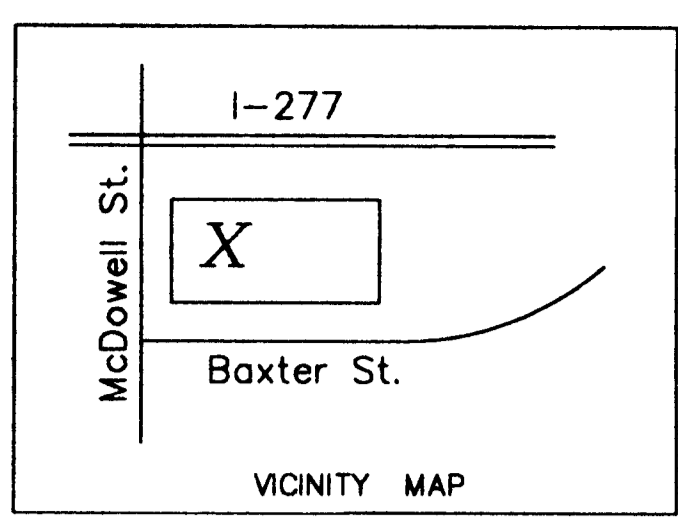
Petitioner intends to add the following items to meet MUDD-O (Optional) Standards as shown on the Schematic Site Plan, Sheet RZ-2.

- (a) An outdoor seating area shall be provided for employee use. The concrete open area at the east building entrance shall be improved to be a shaded seating area. The proposed plaza shall consist of movable chairs, tables, planters and/or landscaping consisting of canopy trees, shrubs and groundcover. Proposed plaza shall also include removable umbrellas for tables. Proposed Area = 1,430 sq. ft.; Required Area = 1,071 sq. ft.
(b) Canopy Street Trees, evergreen tree and shrub plantings shall be added to fill gaps along chain link fence that parallels I-277 (John Belk Freeway).
(c) Street trees shall be added pursuant to the 35' requirement for large mature trees to 25' requirement for small maturing trees as outlined in subsection 2(a) in Section 9.8506 MUDD Standards. The addition of street trees shall be limited due to available space between existing trees, utilities, light poles and driveways.
(d) Additional parking lot screening shall be provided in the form of evergreen trees and shrubs along McDowell and Baxter Streets per Section 12.303.
(e) Landscape plantings shall be provided against the brick facades along S. McDowell and Baxter Street frontages. The plantings will be designed to break up solid wall exposures of more than 20 feet in length. The plantings will consist of a hierarchy of evergreen and flowering trees and shrubs.

PART IV

Blinding Effect of the Rezoning Application

Section 1. If the petitioner's rezoning application is approved, the development program established under these Development Standards and the Technical DataSheet shall, unless amended in the manner provided under the Ordinance, be binding upon the petitioner and each of the Owners and their respective heirs, devisees, personal representatives, successors in interest and assigns.



SITE DATA TABLE

Site Acreage: 4.1 Acres

Proposed Zoning: Mixed Use Development District (Optional) (MUDD-O)

Existing Zoning: Urban Industrial

Proposed Use: Office

Existing Square Footage: 107,134 SF

Proposed Square Footage: 107,134 SF (No Building Expansion Proposed)

Existing Parking Required: 164 Spaces
Existing Parking Provided: 164 Spaces (Minimum On-Site to be Maintained)
MUDD-O Parking requirement: 1 Space/600 SF (107,134) = 179
Parking Provided (including Striped On-Street Spaces (16) on Baxter St. Frontage) = 180

Front Setback: 12' From Back of Curb
Side and Rear Setbacks: None

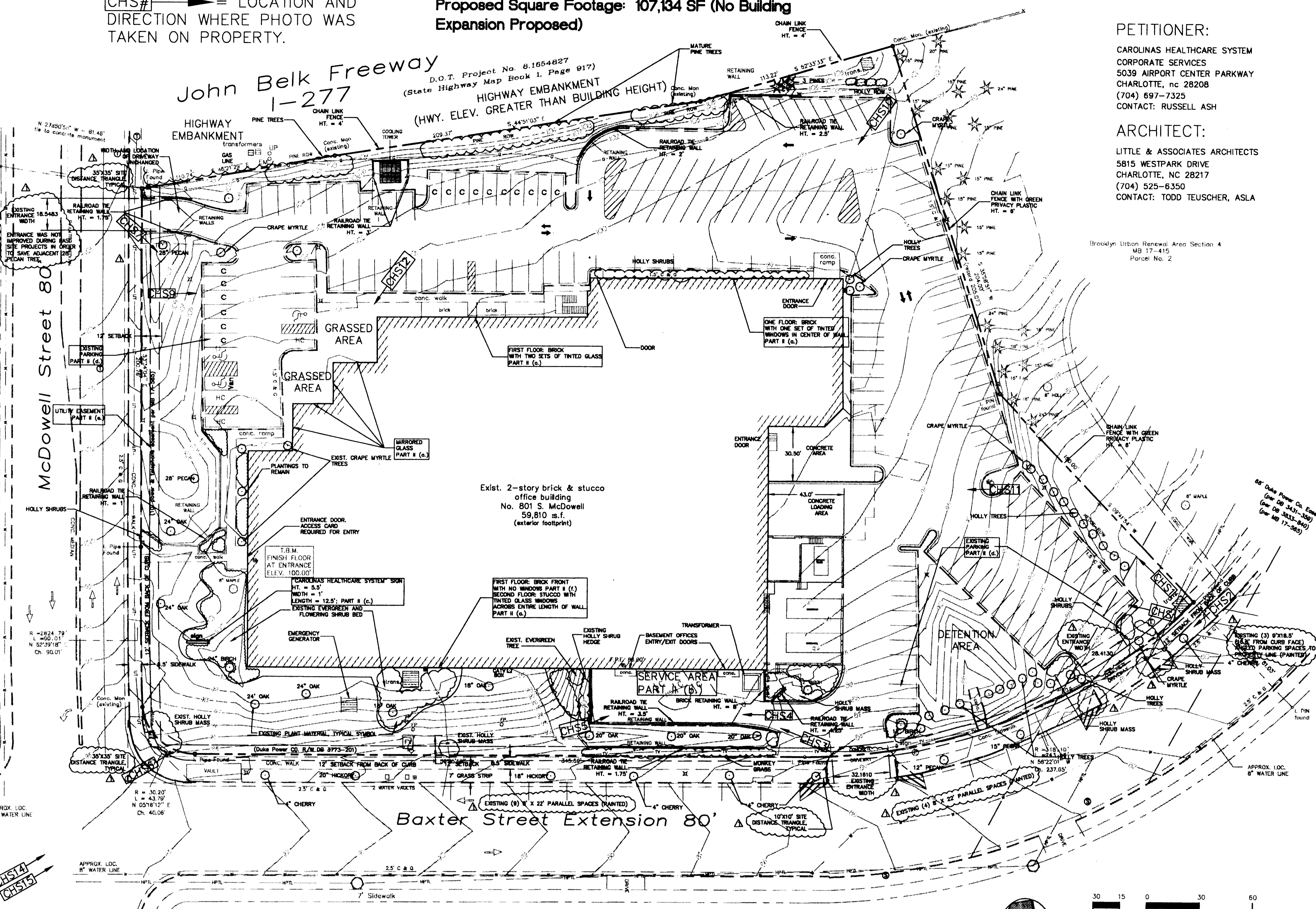
APPROVED BY CITY COUNCIL
DATE 12/16/00

PETITIONER:

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FOR PUBLIC HEARING-PETITION NO. 2000-61

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Carolina Healthcare System
801 S. McDowell Street
Charlotte, NC
TECHNICAL DATA SHEET

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Drawn By
H. HOOVER
Date Drawn
01/06/00
Drawing File Name
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Revisions
No. 1 Date 3-15-00
No. 2 Date
No. 3 Date
No. 4 Date
Issue Date:

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18-2843-00
Sheet
RZ-1 of 2

PART III

(c)(r) Street Trees

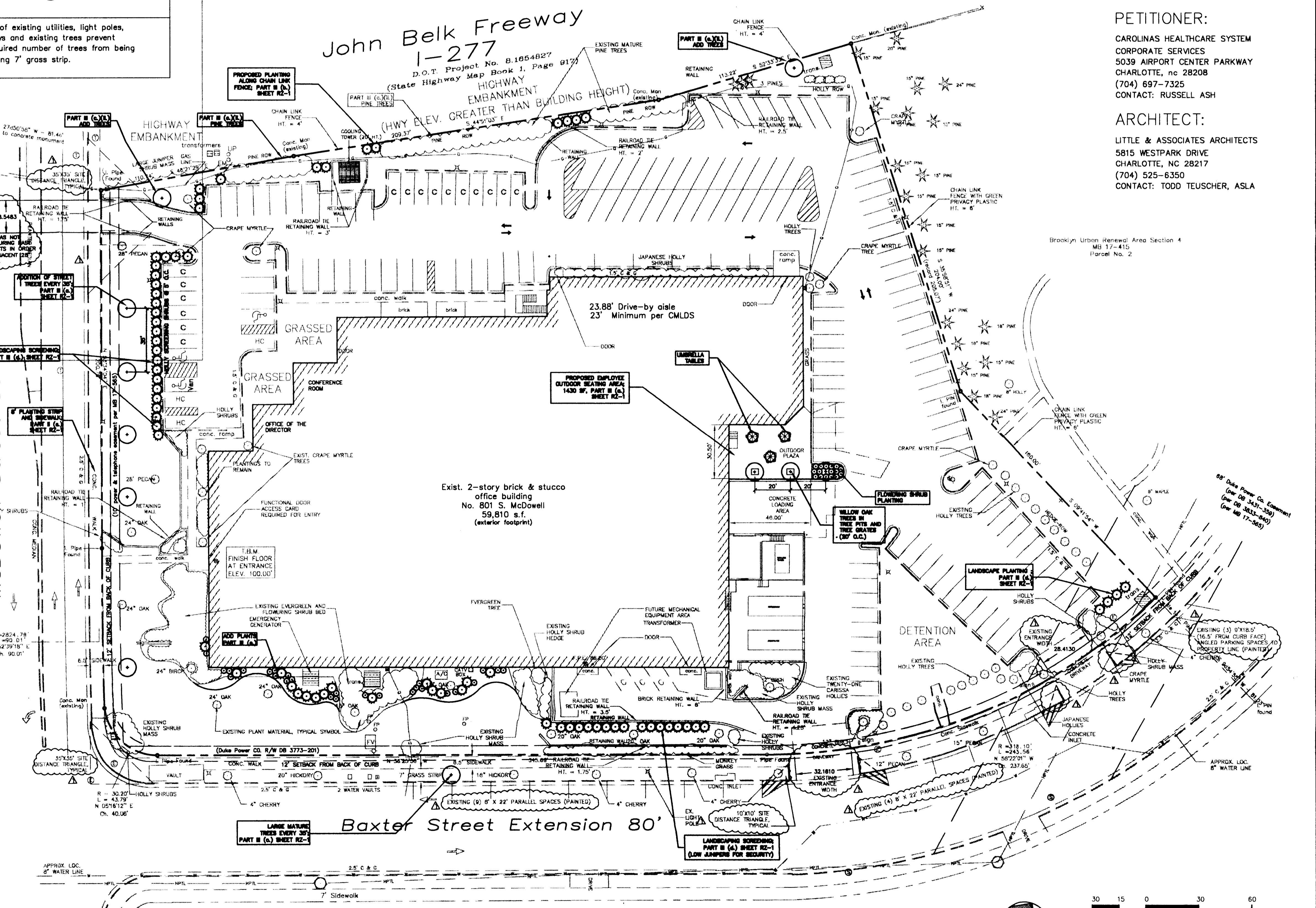
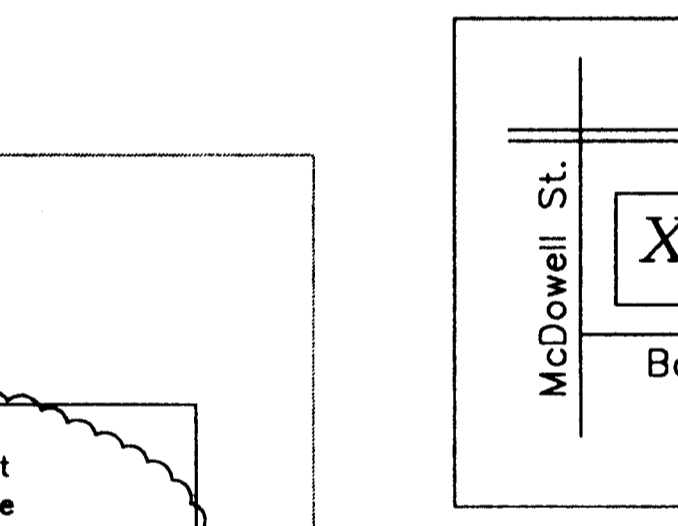
Table with columns: Street, R.O.W., Req'd Trees, Provided Trees, Remarks. Rows include John Belk Freeway, McDowell St., and Baxter St.

URBAN OPEN SPACE

Existing building gross square footage = 107,134 SF
Urban open space Required = 1 SF/100 SF of gross square footage (107,134/100 = 1,071 SF)
Urban open space Provided = 1,430 SF

LEGEND

- PROPOSED WILLOW OAK (STREET TREE)
PROPOSED EVERGREEN TREE OR SHRUB
PROPOSED IMPROVEMENT DESCRIPTION REFERENCE BOX
LARGE MATURE TREES EVERY 35'



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Carolina Healthcare System
801 S. McDowell Street
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SCHEMATIC SITE PLAN

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Date Drawn
1/8/00
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