



Charlotte-Mecklenburg Planning Department

DATE: April 10, 2018

TO: Donald Moore
Zoning Supervisor

FROM: Taiwo Jaiyeoba
Planning
Director

SUBJECT: Administrative Approval for Petition No. 2015-058 Childress Klein

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

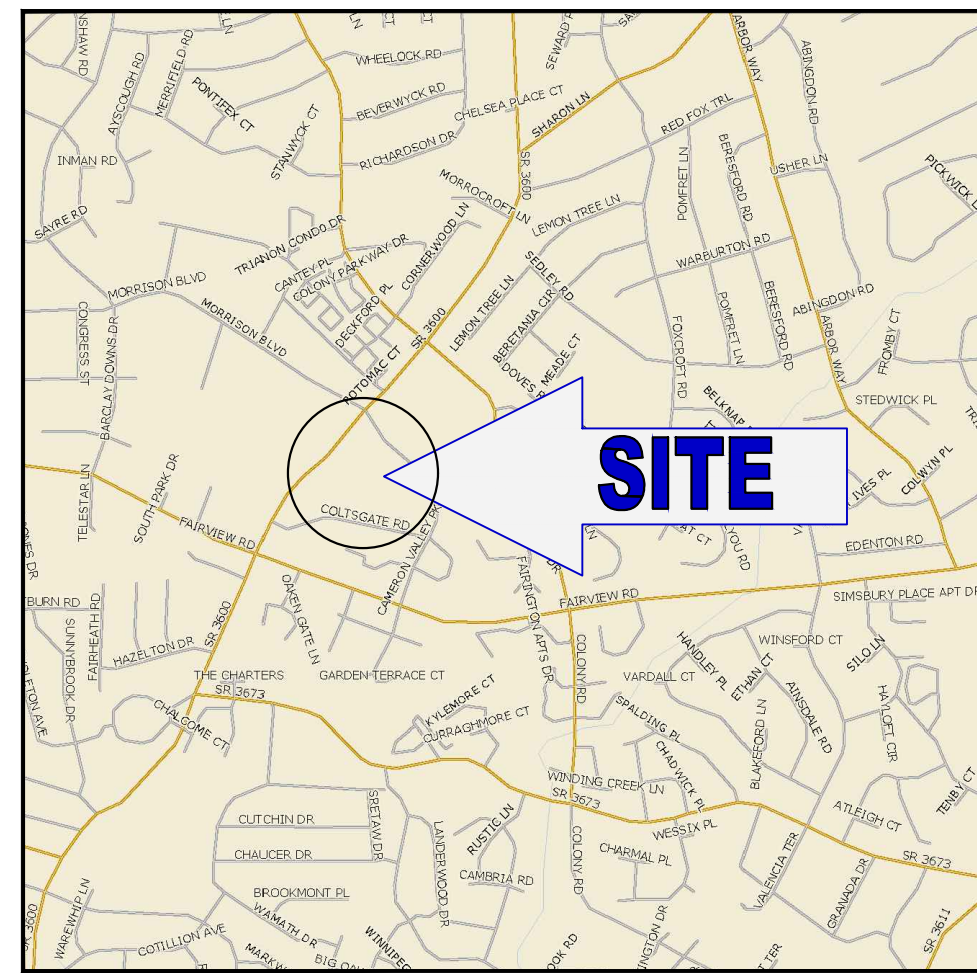
- To modify the cross section for private street #1 .

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the City Council.

Note: All other Zoning, Subdivision, Tree Ordinances, Building Codes, and conditional requirements still apply.

Signage was not reviewed as part of this request.



LOCATION MAP
COPYRIGHT ADC THE MAP PEOPLE
PERMIT USE NO. 20602153-5
SCALE: 1"=2000'

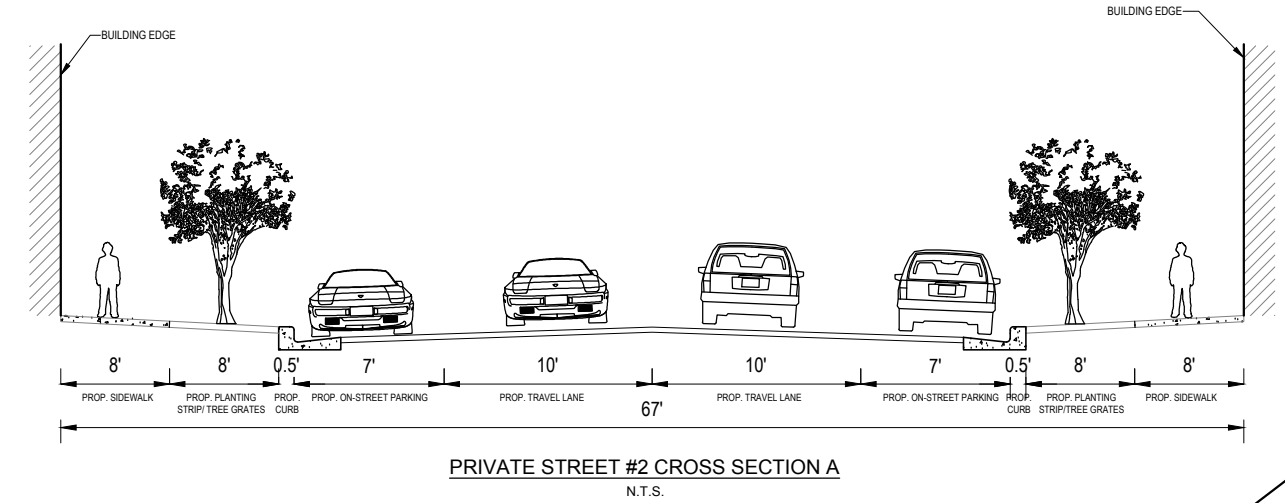
REZONING PETITION NO. 2015-058

SITE DEVELOPMENT DATA:

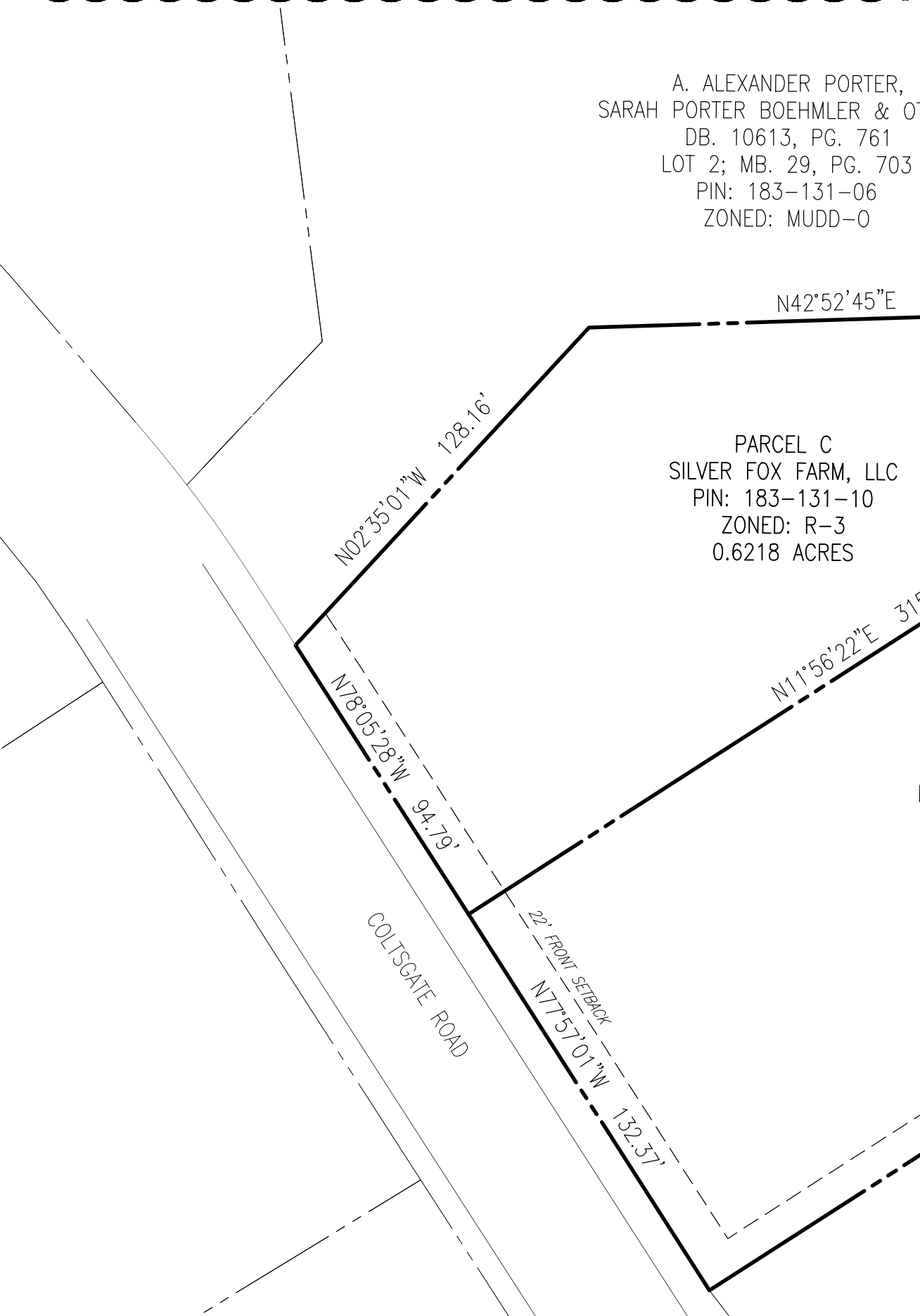
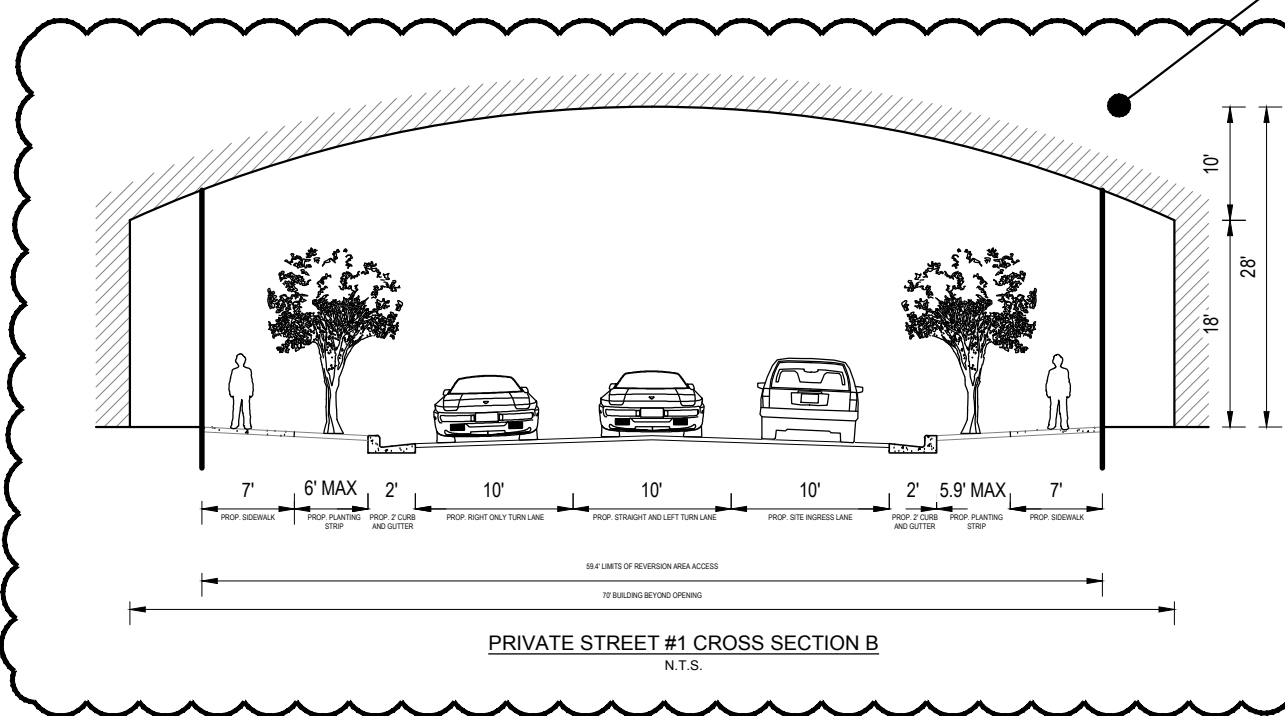
- ACREAGE: ± 7.10 ACRES
- TAX PARCEL #: 183-177-02
- EXISTING ZONING: R-3 AND B-1SCD
- PROPOSED ZONING: MUDD-O WITH FIVE (5) YEAR VESTED RIGHTS.
- EXISTING USES: RELIGIOUS INSTITUTION (CHURCH)
- PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 3).
- MAXIMUM DEVELOPMENT LEVELS: IN ACCORDANCE WITH THE TRANSFER/CONVERSION RIGHTS AND THE OTHER PROVISIONS OF SECTION 3 BELOW: (I) UP TO 170,000 SQUARE FEET OF GROSS FLOOR AREA OF OFFICE, RETAIL, RESTAURANT (EDED), PERSONAL SERVICES AND OTHER COMMERCIAL USES; (II) HOTEL USES FOR UP TO 175 ROOMS; (III) UP TO 490 RESIDENTIAL DWELLING UNITS OF ALL TYPES; (IV) INDOOR RECREATION USES OF UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA; AND (V) RELIGIOUS INSTITUTION USES. ALL TOGETHER WITH ACCESSORY USES PERMITTED IN THE MUDD-O ZONING CLASSIFICATION AND AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 3.
- MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 120 FEET. HEIGHT TO BE MEASURED AS DESCRIBED IN THE ORDINANCE.
- PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION.

Attached to Administrative
Approval

Solomon A. Fortune **CF**
Solomon A. Fortune



SEE SHEET EX-1,
ADMINISTRATIVE
AMENDMENT EXHIBIT



A. ALEXANDER PORTER,
SARAH PORTER BOEHLER & OTHERS
DB. 10613, PG. 761
LOT 2; MB. 29, PG. 703
PIN: 183-131-06
ZONED: MUDD-O

PARCEL C
SILVER FOX FARM, LLC
PIN: 183-131-10
ZONED: R-3
0.6218 ACRES

PARCEL B
BISSELL COLTSGATE, LLC
PIN: 183-131-08
ZONED: R-3
0.8913 ACRES

ROBERT D. AND
CATHERINE N. POTTER
DB. 2142, PG. 279
LOT 7 & PART OF LOT 6,
BLOCK 2; MB. 7, PG. 795
PIN: 183-131-03
ZONED: R-3

TIC
CK SHARON STATION
WCF SHARON STATION, LLC
DB. 9306, PG. 161
LOT 1; MB. 27, PG. 826
PIN: 183-177-03
ZONED: MUDD-O

HCC LIMITED PARTNERSHIP
DB. 21576, PG. 247
COMMON AREA; MB. 24, PG. 532
PIN: 183-177-04
ZONED: 0-15(CD)

PARK STERLING BANK
DB. 23049, PG. 239
LOT 1; MB. 24, PG. 40
PIN: 183-177-05
ZONED: 0-15(CD)

BOHLER ENGINEERING

SITE PLANNING, SURVEYING, LANDSCAPE ARCHITECTURE
LAND SURVEYING PROGRAM MANAGER, TRANSPORTATION SERVICES
SUSTAINABLE DESIGN, PERMITTING SERVICES

WARREN, NJ
NEW YORK
BOSTON, MA
NEW YORK, NY
LEHIGH VALLEY, PA
SOUTH EASTERN, VA
BALTIMORE, MD
NORTHERN VIRGINIA
CENTRAL VIRGINIA
BALAHEIGH, NC

REV	DATE	COMMENT	BY
1	10/13/15	REVISION #1	SRF
2	12/18/15	REVISION #2	JRP
3	01/15/16	REVISION #3	SRF
4	02/17/16	REVISION #4	SRF
5	03/14/16	REVISION #5	SRF
6	03/13/18	ADMIN. AMENDMENT	BAB

PROJECT No.	NOC152045
DRAWN BY:	SRF
CHECKED BY:	JG
DATE:	8/17/15
SCALE:	AS NOTED
CAD I.D.:	EX0

FOR

CK Childress Klein

LOCATION OF SITE
4411 SHARON ROAD
CHARLOTTE, NC

REZONING PLAN
PETITION
#2015-58
OPTION 1

SHEET TITLE:
**TECHNICAL
DATA
SHEET**

SHEET NUMBER:
RZ-1

CHILDRESS KLEIN DEVELOPMENT STANDARDS
REZONING PETITION NO. 2015-058 - (SHARON UNITED METHODIST MIXED USE DEVELOPMENT)

SITE DEVELOPMENT DATA:
-ACREAGE: 7.10 ACRES
-TAX PARCEL #: 183-177-02
-EXISTING ZONING: R-3 AND B-15CD
-PROPOSED ZONING: MUDD-O WITH FIVE (5) YEAR VESTED RIGHTS.
-EXISTING USES: RELIGIOUS INSTITUTION (CHURCH)
-PROPOSED USES: USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED IN SECTION 3).
-MAXIMUM DEVELOPMENT LEVELS: IN ACCORDANCE WITH THE TRANSFER/CONVERSION RIGHTS AND THE OTHER PROVISIONS OF SECTION 3 BELOW: (i) UP TO 170,000 SQUARE FEET OF GROSS FLOOR AREA (E.G. RETAIL, RESTAURANT, EDEE), PERSONAL SERVICES AND OTHER COMMERCIAL USES; (ii) HOTEL USES UP TO 175 ROOMS; (iii) UP TO 490 RESIDENTIAL DWELLING UNITS OF ALL TYPES; (iv) INDOOR RECREATION USES UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA; AND (v) RELIGIOUS INSTITUTION USES, ALL TOGETHER WITH ACCESSORY USES PERMITTED IN THE MUDD-O ZONING CLASSIFICATION AND AS MORE PARTICULARLY DESCRIBED BELOW IN SECTION 3.
-MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 120 FEET. HEIGHT TO BE MEASURED AS DESCRIBED IN THE ORDINANCE.
-PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION.

1. GENERAL PROVISIONS:
a. SITE LOCATION: THESE DEVELOPMENT STANDARDS, THE TECHNICAL DATA SHEET AND OTHER GRAPHICS SET FORTH ON ATTACHED SHEETS RZ-1, RZ-2 AND RZ-3 FORM THIS REZONING PLAN (COLLECTIVELY REFERRED TO AS THE "REZONING PLAN") ASSOCIATED WITH THE REZONING PETITION FILED BY CHILDRESS KLEIN (PETITIONER) TO ACCOMMODATE DEVELOPMENT OF MIXED USE COMMERCIAL AND RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 7.10 ACRE SITE LOCATED AT THE INTERSECTION OF SHARON ROAD AND MORRISON BOULEVARD (THE "SITE").
b. ZONING DISTRICTS/ORDINANCE DEVELOPMENT: THE SITE WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE REZONING DISTRICTS AND PROVISIONS APPLICABLE TO DEVELOPMENT TAKING PLACE ON THE SITE, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
c. GRAPHICS AND ALTERATIONS/MODIFICATIONS: THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS, DEVELOPMENT AREAS (AS DEFINED BELOW) AND OTHER DEVELOPMENT MATERIALS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONJUNCTION WITH THE PROVISIONS OF THESE DEVELOPMENT STANDARDS, THE LAYOUT, LOCATIONS, SIZES AND FORMS OF THE DEVELOPMENT SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS PROPOSED. CHANGES TO THE REZONING PLAN NOT ANTICIPATED BY THE REZONING PLAN WILL BE REVIEWED AND APPROVED AS ALLOWED BY SECTION 6.207 OF THE ORDINANCE. SINCE THE PROJECT HAS NOT UNDERGONE THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTATION PHASES, IT IS INTENDED THAT THIS REZONING PLAN PROVIDE FLEXIBILITY IN ALLOWING SOME ALTERATIONS OR MODIFICATIONS TO THE GRAPHIC REPRESENTATIONS OF THE DEVELOPMENT/SITE ELEMENTS. THEREFORE, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS TO THE DEVELOPMENT/SITE ELEMENTS AND THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE, THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:

- (i) MINOR AND DONT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN, SUCH AS MINOR MODIFICATIONS TO THE CONFIGURATIONS OF THE DEVELOPMENT AREAS (AS DEFINED BELOW), STREET DIMENSIONS AND THE LIKE AS LONG AS THE GENERAL MODIFICATIONS BUILDING/PARKING ORIENTATION AND CHARACTER OF THE DEVELOPMENT GENERALLY DEPICTED ON THE REZONING PLAN, OR
- (ii) MODIFICATIONS TO MOVE STRUCTURES GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES IN A RESIDENTIAL DISTRICT OR ABUTTING RESIDENTIAL USES BUT NO CLOSER THAN THE BUILDING LINE (IN THIS CASE THE EXTERNAL SETBACKS, REARSIDE YARDS OR BUFFER AREAS, IF APPLICABLE) INDICATED ON SHEET RZ-1, OR
- (iii) MODIFICATIONS TO ALLOW MINOR INCREASES IN THE MASS OF THE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT DEPICTED ON OR DESCRIBED IN THE REZONING PLAN, OR
- (iv) IN ACCORDANCE WITH THE PROVISIONS OF SECTION 5 REGARDING THE BUILDING LOCATION AND STREETScape ELEMENTS ALONG MORRISON BOULEVARD AND TO A LESSER EXTENT SHARON ROAD RESULTING FROM POSSIBLE USE OF THE "REVERSION AREA" AS DESCRIBED IN SECTION 5 BELOW.

THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDMENT PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATIONS DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONERS APPEAL RIGHTS SET FORTH IN THE ORDINANCE.

d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY: NOTWITHSTANDING THE NUMBER OF BUILDINGS SHOWN ON THE REZONING PLAN, THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED 8. ACCESSORY BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT BE CONSIDERED IN ANY LIMITATION ON THE NUMBER OF BUILDINGS ON THE SITE. ACCESSORY BUILDINGS AND STRUCTURES WILL BE CONSTRUCTED UTILIZING SIMILAR BUILDING MATERIALS, COLORS, ARCHITECTURAL ELEMENTS AND DESIGNS AS THE PRINCIPAL BUILDINGS LOCATED WITHIN THE SAME DEVELOPMENT AREA AS THE ACCESSORY STRUCTURE/BUILDING.
e. PLANNED/UNIFIED DEVELOPMENT: THE SITE TOGETHER WITH THAT CERTAIN SITE LOCATED ADJACENT TO THE SITE AND DESIGNATED AS TAX PARCEL NOS. 183-131-08 AND 10 (THE "ADJACENT COLTSGATE SITE") SHALL BE VIEWED IN THE AGGREGATE AS A PLANNED/UNIFIED DEVELOPMENT. THE REZONING PLAN AND PORTIONS OF THE SITE GENERALLY DEPICTED ON THE REZONING PLAN AND THOSE DEPICTED ON THE APPLICABLE CONDITIONAL REZONING PLAN FOR THE ADJACENT COLTSGATE SITE, AS SUCH, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT SEPARATION STANDARDS, FAR REQUIREMENTS, AND OTHER SIMILAR ZONING STANDARDS WILL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS AND OTHER SITE ELEMENTS LOCATED ON THE SITE AND THE ADJACENT COLTSGATE SITE. THE PETITIONER AND/OR OWNERS OF THE SITE AND THE ADJACENT COLTSGATE SITE RESERVE THE RIGHT TO SUBDIVIDE THE PORTIONS OF ALL OF THE SITE AND THE ADJACENT COLTSGATE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE SITE AND THE ADJACENT COLTSGATE SITE WITHOUT REGARD TO ANY SUCH INTERNAL SEPARATION STANDARDS AND PUBLIC FRONTAGE REQUIREMENTS AND FAR REQUIREMENTS, PROVIDED, HOWEVER, ALL SUCH SEPARATION STANDARDS ALONG THE EXTERIOR BOUNDARY OF THE SITE AND OF THE ADJACENT COLTSGATE SITE SHALL BE ADHERED TO AND ALL FAR REQUIREMENTS WILL BE REGULATED BY AN DEVELOPMENT LIMITATIONS SET FORTH BELOW AS TO THE SITE AND IN THE APPLICABLE CONDITIONAL REZONING PLAN AS TO THE ADJACENT COLTSGATE SITE, TAKEN AS A WHOLE AND NOT INDIVIDUAL PORTIONS OR LOTS LOCATED THEREIN.

f. FIVE YEAR VESTED RIGHTS: PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE (SECTION 180A-385.1), DUE TO THE MASTER PLANNED LARGE SCALE NATURE OF THE DEVELOPMENT AND/OR REDEVELOPMENT, THE LEVEL OF INVESTMENT, THE TIMING OF DEVELOPMENT AND/OR REDEVELOPMENT AND CERTAIN INFRASTRUCTURE IMPROVEMENTS, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICTS ASSOCIATED WITH THE PETITION FOR A FIVE (5) YEAR PERIOD, BUT SUCH PROVISIONS SHALL NOT BE DEEMED A LIMITATION ON ANY OTHER VESTED RIGHTS WHETHER AT COMMERCIAL OR RESIDENTIAL USES.
g. GROSS FLOOR AREA CLARIFICATION: WHEN DETERMINING THE MAXIMUM DEVELOPMENT LEVELS SET FORTH IN THIS REZONING PLAN, GROSS FLOOR AREA AS DEFINED IN THE ORDINANCE SHALL EXCLUDE ANY SURFACE OR STRUCTURED PARKING FACILITIES (INCLUDING, WITHOUT LIMITATION, CORRIDORS AND ELEVATORS WITHIN SUCH FACILITIES), ENCLOSED LOADING DOCK/SERVE AREAS, AND OUTDOOR DINING, DRINKING AND GATHERING AREAS WHETHER ON THE ROOF OF THE BUILDING OR AT STREET LEVEL.

h. PERSONAL SERVICES: PERSONAL SERVICE USES WILL BE DEFINED AS USES THAT PRIMARILY PROVIDE OR SERVE A SERVICE TO CUSTOMERS VERSUS THE SELLING OF GOODS. A PERSONAL SERVICE USE MAY ALSO BE A SERVICE TO CUSTOMERS BUT BE THE SALE OF PRODUCTS AND MERCHANDISE IS TYPICALLY ANCLAYARY. EXAMPLES OF PERSONAL SERVICE USES INCLUDE BUT ARE NOT LIMITED TO: BEAUTY SALONS AND BARBER SHOPS, SPAS, YOGA AND EXERCISE STUDIOS, FITNESS AND WELLNESS FACILITIES, NAIL SALONS, MARTIAL ART TRAINING STUDIOS, LAUNDRIES AND DRY CLEANING ESTABLISHMENTS, LOCKSMITHS, FUNERAL HOMES AND THE LIKE).
2. OPTIONAL PROVISIONS:

- a. INTERIM SURFACE PARKING:** TO ALLOW DURING THE STAGING AND PHASING OF DEVELOPMENT ON THE SITE, SURFACE PARKING IN LIEU OF PARKING DECKS ON PORTIONS OF THE SITE ON AN INTERIM BASIS MAY BE ALLOWED PROVIDED THAT SUCH SURFACE PARKING AREAS MEET REQUIRED MINIMUM SETBACKS, STREETScape AND SCREENING REQUIREMENTS (DEVIATES FROM PROVISIONS OF MUDD PROHIBITING PARKING BETWEEN THE BUILDING AND STREET)
- b. DETACHED SIGNS ON SHARON & MORRISON:** TO ALLOW ALONG SHARON ROAD AND MORRISON BOULEVARD DETACHED, GROUND MOUNTED SIGNS UP TO 12 FEET IN HEIGHT AND CONTAINING UP TO 100 SQUARE FEET OF SIGN AREA. THE NUMBER AND LOCATIONS OF THESE SIGNS WILL BE LIMITED AS FOLLOWS: (i) ONE (1) ON SHARON ROAD; AND (ii) ONE (1) ON MORRISON BOULEVARD. THESE SIGNS MAY BE USED TO IDENTIFY ANY OF THE USES LOCATED ON THE SITE OR THE ADJACENT COLTSGATE SITE. IN ADDITION TO THE FOREGOING AND OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW ONE (1) ADDITIONAL DETACHED, GROUND MOUNTED SIGN ALONG SHARON ROAD AND ONE (1) SUCH SIGN ALONG MORRISON BOULEVARD. THESE ADDITIONAL DETACHED SIGNS MAY BE UP TO FOUR (4) FEET HIGH AND CONTAIN UP TO 32 SQUARE FEET OF SIGN AREA. [ABOVE PROVISIONS DEVIATE FROM CERTAIN SIGNAGE STANDARDS OF MUDD].

c. WALL SIGNS ON SHARON & MORRISON: TO ALLOW WALL SIGNS TO HAVE UP TO 200 SQUARE FEET OF SIGN SURFACE AREA PER WALL OR 10% OF THE WALL AREA, TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS. THE SIGN AREA OF THESE ALLOWED WALL SIGNS MAY BE INCREASED BY 10% IF INDIVIDUAL LETTERS ARE USED. IN ADDITION TO THE FOREGOING AND TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW ONE (1) ADDITIONAL WALL SIGN ALONG SHARON ROAD AND MORRISON BOULEVARD WITH UP TO AN ADDITIONAL 300 SQUARE FEET OF SIGN AREA PER BUILDING ELEVATION OR STREET FRONTAGE. THE ADDITIONAL SIGNAGE AREA FOR THESE SIGNS MAY BE LOCATED ON THE SIDE OR REAR OF THE BUILDING. THE MAXIMUM LIMITATION OF 300 CUMULATIVE SQUARE FEET OF ADDITIONAL SIGN AREA PER BUILDING ELEVATION OR STREET FRONTAGE AND A LIMIT OF 200 SQUARE FEET OF SIGN AREA PER INDIVIDUAL SIGN, [ABOVE PROVISIONS DEVIATE FROM CERTAIN SIGNAGE STANDARDS OF MUDD].

d. DIGITAL SIGNS: TO ALLOW PERMITTED WALL AND DETACHED SIGNS LOCATED WITHIN BUILDING OR PARKING ENVELOPE TO BE DIGITAL. THE PORTIONS OF THE SIGNS INCLUDING DIGITAL COMPONENTS, PROVIDED, HOWEVER, THE DIGITAL PORTION OF THE DETACHED, GROUND MOUNTED SIGNS SHALL BE LIMITED, IN THE AGGREGATE OF ALL SUCH SIGNS, TO 100 SQUARE FEET OF SIGN AREA. [ABOVE PROVISIONS DEVIATE FROM CERTAIN SIGNAGE STANDARDS OF MUDD].

e. PROJECTING SIGNS: PROJECTING AND BLADE SIGNAGE SHALL BE PERMITTED: (i) TO ENCROUGH UP TO SIX (6) FEET INTO THE SETBACKS FOR MORRISON BOULEVARD AND SHARON ROAD, AND THE INTERNAL STREETS ON THE SITE (AN INCREASE OF TWO (2) FEET ABOVE THE ORDINANCE REQUIREMENTS); (ii) LONG TERM PROJECT UP TO EIGHT (8) FEET FROM A BUILDING WALL (AN INCREASE OF FOUR (4) FEET ABOVE THE ORDINANCE REQUIREMENTS); [ABOVE PROVISIONS DEVIATE FROM CERTAIN SIGNAGE STANDARDS OF MUDD].

f. TEMPORARY SIGNS: IN ADDITION TO OTHER SIGNS PERMITTED IN THIS SECTION 2 AND OTHERWISE IN THE REZONING PLAN, TO ALLOW TEMPORARY SIGNS AND/OR BANNERS ALONG SHARON ROAD AND MORRISON BOULEVARD WITH UP TO 100 SQUARE FEET OF SIGN FACE AREA AND WITH A HEIGHT NOT TO EXCEED 12 FEET. THE TEMPORARY PLANNED DEVELOPMENT SIGNS MAY BE ERECTED ALONG THE SITE'S FRONTAGE ON BOTH SHARON ROAD AND MORRISON BOULEVARD (AN INCREASE OF TWO (2) FEET ABOVE THE ORDINANCE REQUIREMENTS); [ABOVE PROVISIONS DEVIATE FROM CERTAIN SIGNAGE STANDARDS OF MUDD].

g. MASTER SIGNAGE PACKAGE: TO ALLOW PETITIONER TO SUBMIT FOR APPROVAL ON AN ADMINISTRATIVE BASIS BY THE PLANNING DIRECTOR A MASTER SIGNAGE PACKAGE FOR THE SITE WITHIN THE PERMITTED RELIGIOUS INSTITUTION USES TO BE LOCATED ON A BUILDING AND ON A PARCEL OTHER THAN THE BUILDING OR PARCEL UPON WHICH THE PRINCIPAL USES ARE LOCATED.
h. RECESSED DOORS: NOT TO REQUIRE DOORWAYS TO BE RECESSED INTO THE FACE OF BUILDINGS WHEN THE ABUTTING SIDEWALK WIDTH IS GREATER THAN 10 FEET.
i. BIKE PARKING: TO ALLOW REARSIDE LONG TERM BIKE PARKING SPACES FOR THE USES LOCATED ON THE SITE TO BE LOCATED WITHIN THE PARKING DECKS CONSTRUCTED ON THE SITE.

j. LOCATION OF CERTAIN ACCESSORY USES: TO ALLOW ACCESSORY USES ASSOCIATED WITH THE PERMITTED RELIGIOUS INSTITUTION USES TO BE LOCATED IN A BUILDING AND ON A PARCEL OTHER THAN THE BUILDING OR PARCEL UPON WHICH THE PRINCIPAL USES ARE LOCATED.
k. CELL TOWER: TO ALLOW THE EXISTING CELL TOWER LOCATED ON THE SITE TO REMAIN IN ITS CURRENT LOCATION, OR TO BE RELOCATED TO ANOTHER LOCATION OR ON THE ROOF OF THE BUILDINGS; PROVIDED THAT THE HEIGHT OF THE EXISTING AND RELOCATED CELL TOWER SHALL NOT EXCEED THE HEIGHT OF THE EXISTING CELL TOWER AS MEASURED FROM NEARBY GRADE. THE EXISTING AND RELOCATED CELL TOWER, AND THE ADJACENT BUILDING GENERALLY DEPICTED ON THE REZONING PLAN MAY BE LOCATED CLOSER TO THE EASTERN BOUNDARY LINE (BUT WITHIN THE EXTERNAL BUILDING LINE IN OTHER WORDS WITHIN THE EXTERNAL SETBACKS, REARSIDE YARDS OR BUFFER AREAS, AS APPLICABLE), AND IN SUCH EVENT A DRIVE-WAY/PRIVATE STREET MAY BE LOCATED ON THE AREA OVER WHICH THE EXISTING CELL TOWER IS LOCATED.

l. REVERSION AREA - STREET 1 CROSS-SECTION & STREETScape: TO THE EXTENT REQUIRED TO PRESERVE THE RIGHTS OF THE PETITIONER TO USE THE REVERSION AREA AS MORE PARTICULARLY DESCRIBED IN SECTION 5 BELOW AND OTHERWISE IN THIS REZONING PLAN:
a. PERMITTED USES, DEVELOPMENT AREA LIMITATIONS, TRANSFER & CONVERSION RIGHTS:
a. FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH THREE (3) DEVELOPMENT AREAS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS DEVELOPMENT AREAS A, B AND C (EACH A "DEVELOPMENT AREA" AND COLLECTIVELY THE "DEVELOPMENT AREAS").
b. IN ADDITION TO OTHER DEVELOPMENT PERMITTED ON THE SITE AS DESCRIBED IN THIS SECTION 3 AND IN ACCORDANCE WITH THE RESTRICTION LIMITATIONS, ANY TRANSFER/CONVERSION RIGHTS LISTED BELOW, THE PRINCIPAL BUILDINGS CONSTRUCTED ON THE SITE MAY BE DEVELOPED: (i) WITH UP TO 170,000 SQUARE FEET OF GROSS FLOOR AREA FOR RETAIL, RESTAURANTS, EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS - (EDEE), PERSONAL SERVICES AND OFFICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS; (ii) A HOTEL WITH UP TO 175 ROOMS; (iii) UP TO 490 RESIDENTIAL DWELLING UNITS; (iv) INDOOR RECREATION USES UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA; AND (v) RELIGIOUS INSTITUTION USES UP TO 170 SEATS, TOGETHER WITH ALL ACCESSORY USES AND USES UNDER PRESCRIBED CONDITIONS AS ALLOWED IN THE MUDD-O ZONING DISTRICT (INCLUDING, WITHOUT LIMITATION, CELL TOWER).
c. THE TOTAL SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO OFFICE USES AND OTHER COMMERCIAL USES SUCH AS RETAIL, RESTAURANT (EDEE) AND PERSONAL SERVICES USES SHALL BE INTERCHANGEABLE PROVIDED THAT:
(i) THE TOTAL SQUARE FEET OF GROSS FLOOR AREA OF ALL OFFICE USES (NOT INCLUDING SUCH USES THAT ARE ACCESSORY USES) DOES NOT EXCEED 60,000 SQUARE FEET OF GROSS FLOOR AREA.
(ii) THE TOTAL SQUARE FEET OF GROSS FLOOR AREA FOR NON-OFFICE COMMERCIAL USES SUCH AS RETAIL, RESTAURANT (EDEE) AND PERSONAL SERVICE USES SHALL NOT EXCEED 170,000 SQUARE FEET OF GROSS FLOOR AREA; AND
(iii) THE TOTAL SQUARE FEET OF GROSS FLOOR AREA OF ALL COMMERCIAL USES (E.G. RETAIL, RESTAURANTS/EDEE, PERSONAL SERVICES AND OFFICE USES) SHALL NOT EXCEED 170,000 SQUARE FEET OF GROSS FLOOR AREA.

d. ADDITIONAL HOTEL ROOMS MAY BE DEVELOPED WITHIN THE SITE BY CONVERTING RESIDENTIAL DWELLING UNITS INTO HOTEL ROOMS AT THE RATE OF ONE (1) RESIDENTIAL UNIT SO CONVERTED INTO TWO (2) HOTEL ROOMS, UP TO A MAXIMUM OF 50 HOTEL ROOMS CREATED BY SUCH CONVERSION, AND ADDITIONAL RESIDENTIAL DWELLING UNITS MAY BE DEVELOPED BY CONVERTING HOTEL ROOMS INTO RESIDENTIAL DWELLING UNITS AT THE RATE OF TWO (2) HOTEL ROOMS SO CONVERTED INTO ONE (1) RESIDENTIAL DWELLING UNIT UP TO A MAXIMUM OF 25 RESIDENTIAL DWELLING UNITS CREATED BY SUCH CONVERSION.

4. TRANSPORTATION IMPROVEMENTS AND ACCESS:
l. PROPOSED IMPROVEMENTS:
THE PETITIONER PLANS TO PROVIDE OR CAUSE TO BE PROVIDED ON ITS OWN OR IN COOPERATION WITH OTHER PARTIES WHO MAY IMPLEMENT PORTIONS OF THE IMPROVEMENTS (INCLUDING, WITHOUT LIMITATION, THE DEVELOPERS OF THE COLONY PROJECT AS SET FORTH IN REZONING PET. 2015-131). THE IMPROVEMENTS SET FORTH BELOW TO BENEFIT OVERALL TRAFFIC PATTERNS THROUGHOUT THE AREA IN ACCORDANCE WITH THE FOLLOWING IMPLEMENTATION PROVISIONS:
THE FOLLOWING TRANSPORTATION IMPROVEMENTS ARE ALSO ILLUSTRATED ON FIGURE 17 IN THE SHARON METHODIST TRAFFIC IMPACT STUDY DATED JUNE 19TH, 2015 AND ON FIGURE 6 IN THE MORRISON BOULEVARD PROPOSED DRIVEWAYS TECHNICAL MEMORANDUM DATED NOVEMBER 2, 2015. THESE FIGURES ARE ILLUSTRATED ON SHEET RZ-8 OF THE REZONING PLAN, FIGURE 17 AND FIGURE 6 AS ATTACHED AS SHEET RZ-8 ARE TO BE USED IN CONJUNCTION WITH THE FOLLOWING NOTES TO DETERMINE THE EXTENT OF THE PROPOSED IMPROVEMENTS, TO THE EXTENT OF A CONFLICT BETWEEN THE PROVISIONS BELOW AND THE DRAWINGS ON SHEET RZ-8, THE PROVISIONS BELOW SHALL CONTROL.

- a. AT THE INTERSECTION OF SHARON ROAD AND COLONY ROAD (INTERSECTION #1):**
 - CONSTRUCT ONE EASTBOUND COLONY ROAD RIGHT TURN LANE WITH 300 FEET OF STORAGE. **(THIS MAY REQUIRE ADDITIONAL RIGHT-OF-WAY.)**
- b. AT THE INTERSECTION OF SHARON ROAD AND MORRISON BOULEVARD (INTERSECTION #2):**
 - CONSTRUCT ONE ADDITIONAL SOUTHBOUND SHARON ROAD LEFT TURN LANE. THE FINAL DESIGN OF THE SOUTHBOUND DUAL LEFT TURN LANES WILL NEED TO BE COORDINATED WITH THE EXPECTED NORTHBOUND LEFT TURN LANE FOR THE COLONY DEVELOPMENT DRIVEWAY. IT IS RECOMMENDED THE DUAL LEFT TURN LANES HAVE THE MAXIMUM AMOUNT OF STORAGE POSSIBLE (APPROXIMATELY 235 FEET) WHILE PROVIDING 200 FEET OF STORAGE FOR THE NORTHBOUND LEFT TURN LANE AT THE COLONY DRIVEWAY.
- c. AT THE INTERSECTION OF CAMERON VALLEY PARKWAY AND COLTSGATE ROAD (INTERSECTION #3):**
 - STRIP THE EASTBOUND COLTSGATE ROAD APPROACH TO PROVIDE ONE LEFT TURN LANE WITH 175 FEET OF STORAGE AND ONE SHARED THROUGHRIGHT LANE.
- d. AT THE INTERSECTION OF FAIRVIEW ROAD AND CAMERON VALLEY PARKWAY (INTERSECTION #4):**
 - EXTEND THE EASTBOUND FAIRVIEW ROAD LEFT TURN LANE TO PROVIDE 275 FEET OF STORAGE.
 - CONSTRUCT AN ADDITIONAL SOUTHBOUND CAMERON VALLEY PARKWAY LEFT TURN LANE WITH 125 FEET OF STORAGE.
 - RESTRIPE THE EXISTING SOUTHBOUND CAMERON VALLEY PARKWAY LEFT TURN LANE.
 - RESTRIPE THE EXISTING SOUTHBOUND CAMERON VALLEY PARKWAY THROUGH AND

SHARED THROUGHRIGHT LANES AS NECESSARY.
* INSTALL LANE CONFIGURATION SIGNAGE AND MARKINGS AS NECESSARY.
o. AT THE PROPOSED INTERSECTION OF MORRISON BOULEVARD AND SITE DRIVE 1 (INTERSECTION #5):

- INSTALL A TRAFFIC SIGNAL AND ASSOCIATED IMPROVEMENTS, THE INSTALLATION AND COST OF WHICH TO BE THE RESPONSIBILITY OF THE PETITIONER UPON APPROVAL BY THE PLANNING DIRECTOR.

p. AT THE PROPOSED INTERSECTION OF SHARON ROAD AND SITE DRIVE 2 (INTERSECTION #6):

- CONSTRUCT SITE DRIVE 2 TO FORM A RIGHT-IN / RIGHT-OUT INTERSECTION WITH SHARON ROAD.

q. AT THE PROPOSED INTERSECTION OF COLTSGATE ROAD AND SITE DRIVE 3 (INTERSECTION #7):

- CONSTRUCT SITE DRIVE 3 TO FORM A THREE-LEGGED INTERSECTION WITH COLTSGATE ROAD. ONE SHARED LANE IS RECOMMENDED ON EACH APPROACH.

r. AT THE PROPOSED INTERSECTION OF MORRISON BOULEVARD AND SITE DRIVE 5 (INTERSECTION #9):

- CONSTRUCT SITE DRIVE 5 TO FORM A RIGHT-IN / RIGHT-OUT INTERSECTION WITH MORRISON BOULEVARD. **[NOTE: THIS IMPROVEMENT IS ONLY ALLOWED IF PETITIONER INSTALLS SITE DRIVE 5 AS PART OF ITS DEVELOPMENT. THE REVERSION AREA UNDER SECTION 5 BELOW AND THE SAME IS APPROVED BY CDOT, SUCH APPROVAL NOT TO BE UNREASONABLY WITHHELD OR DELAYED.]**

l. INTERNAL PRIVATE STREETS CONNECTING MORRISON BOULEVARD AND SHARON ROAD TO COLTSGATE ROAD:

- THE PETITIONER WILL CONSTRUCT THE INTERNAL PRIVATE STREET NETWORK ILLUSTRATED ON THE REZONING PLAN. IN THIS REGARD, PETITIONER WILL CONSTRUCT PRIVATE STREETS 1 AND 2 AS GENERALLY DEPICTED ON THE REZONING PLAN, AND PRIVATE STREET 1 WILL BE DESIGNED TO MEET OFFICE COMMERCIAL WIDE STREET CROSS-SECTION UNDER USDO; HOWEVER PETITIONER MAY REQUEST TO USE INNOVATIVE STREET DESIGN AND NON-STANDARD CROSS-SECTIONS DURING CONSTRUCTION PERMITTING REVIEW SUBJECT TO APPROVAL OF SUBDIVISION DEPARTMENT AND CDOT, SUCH APPROVAL NOT TO BE UNREASONABLY WITHHELD OR DELAYED.
- THE PETITIONER WILL ALSO CONSTRUCT, OR CAUSE TO BE CONSTRUCTED, A PRIVATE STREET CONNECTION FROM THE SITE TO COLTSGATE ROAD AS INDICATED ON REZONING PETITION NO. 2015-059.

II. STANDARDS, PHASING AND OTHER PROVISIONS.
ji. CDOT/CDOT STANDARDS: ALL OF THE FOREGOING PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE SOUTHPARK AREA (INCLUDING, WITHOUT LIMITATION, THE COLONY PROJECT) THROUGH AGREEMENT WITH A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

jj. PHASING, COMPLETION OF CONNECTION TO COLTSGATE ROAD: ALL TRANSPORTATION IMPROVEMENTS LISTED ABOVE, INCLUDING PRIVATE STREET 1 BETWEEN MORRISON BOULEVARD AND COLTSGATE ROAD, WILL BE COMPLETED IN CONJUNCTION WITH THE DEVELOPMENT OF THE SITE AND PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING ON THE SITE, EXCEPT IMPLEMENTATION OF THE TRAFFIC SIGNAL AT MORRISON BOULEVARD AND SITE DRIVE 1, WHICH WILL BE IMPLEMENTED WHEN DEEMED NECESSARY BY CDOT.

jk. SUBSTANTIAL COMPLETION: REFERENCE TO "SUBSTANTIAL COMPLETION" FOR CERTAIN IMPROVEMENTS AS SET FORTH IN THE PROVISIONS OF SECTION 4.1 AND IN SECTION 4.1.B ABOVE SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE STANDARDS SET FORTH IN SECTION 4.1.A ABOVE PROVIDED HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDINGS ON THE SITE IN CONNECTION WITH RELATED DEVELOPMENT PHASING DESCRIBED ABOVE, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH A CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

jl. RIGHT-OF-WAY AVAILABILITY: IT IS UNDERSTOOD THAT SOME OF THE PUBLIC AREA OF USES SUCH AS RETAIL, RESTAURANTS, EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS - (EDEE), PERSONAL SERVICES AND OFFICE USES AS PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS; (ii) A HOTEL WITH UP TO 175 ROOMS; (iii) UP TO 490 RESIDENTIAL DWELLING UNITS; (iv) INDOOR RECREATION USES UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA; AND (v) RELIGIOUS INSTITUTION USES UP TO 170 SEATS, TOGETHER WITH ALL ACCESSORY USES AND USES UNDER PRESCRIBED CONDITIONS AS ALLOWED IN THE MUDD-O ZONING DISTRICT (INCLUDING, WITHOUT LIMITATION, CELL TOWER).
km. ACCESS TO THE SITE: ACCESS TO THE SITE WILL BE PROVIDED FROM SHARON ROAD, MORRISON BOULEVARD, THE PRIVATE STREET CONNECTING TO THE ADJACENT COLTSGATE SITE; FUTURE ACCESS MAY TAKE PLACE (i) TO THE POTENTIAL FUTURE STREET SHOWN TO CONNECT WITH TAX PARCEL #183-177-03 LOCATED TO THE SOUTHWEST OF THE SITE KNOWN AS THE "SHARON STATION PARCEL," AND/OR (ii) TO THE PARCEL LOCATED TO THE SOUTHWEST OF THE SITE REFERENCED AS TAX PARCEL #183-177-04, AS ALL GENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO ADJUSTMENTS AS SET FORTH BELOW.
kn. SUBJECT TO THE OPTIONAL PROVISIONS SET FORTH ABOVE, THE PRIVATE STREETS GENERALLY DEPICTED ON THE REZONING PLAN WILL BE DESIGNED AS INDICATED ON THE REZONING PLAN.
co. THE PETITIONER AS PART OF THE DEVELOPMENT OF THE SITE WILL CONSTRUCT THREE (3) PRIVATE STREETS THROUGH AND TO THE BOUNDARIES OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO THE PROVISIONS OF SECTION 5 REGARDING USE OF THE REVERSION AREA. AN ADDITIONAL DRIVE-WAY (OR OTHER CONNECTIONS) ARE IN AGREEMENT ON THE LOCATION(S) AND THE TERMS OF THE CONNECTION(S).
eo. THE EXACT ALIGNMENT, DIMENSIONS AND LOCATIONS OF THE ACCESS POINTS TO THE SITE, THE DRIVEWAYS ON THE SITE AND STREETScape CROSS-SECTIONS FOR THE DRIVEWAYS ON ANY FLOOR SHALL NOT EXCEED 10 FEET IN HEIGHT AND 25 FEET IN LENGTH. THIS STANDARD WILL NOT APPLY TO THE PORTIONS OF PARKING DECK STRUCTURES THAT ARE LOCATED ALONG PRIMARY AND SECONDARY STREETS.
fo. THE ABOVE REQUIREMENT MAY BE REDUCED WHERE A FACADE IS NOT VISIBLE FROM A PUBLIC OR PRIVATE STREET.
go. THE FACADES OF FIRST-GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC AND PRIVATE STREETS SHALL INCORPORATE A MINIMUM OF 25% MASONRY MATERIALS SUCH AS BRICK, STUCCO OR STONE.
ho. FACADE ARTICULATION:
[i.] STREET FRONTING FACADES OVER 75 FEET IN LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES A MINIMUM OF THREE FEET IN DEPTH. THE COMBINED LENGTH OF SAID RECESSES AND PROJECTIONS SHALL CONSTITUTE AT LEAST 20% OF THE TOTAL FACADE LENGTH. FACADES OVER 75 FEET IN LENGTH, PATIOS AND BALCONIES ARE ACCEPTABLE PROJECTIONS.]
io. ADDITIONAL STREET FRONTING FACADE REQUIREMENTS ON PUBLIC AND PRIVATE STREETS:
[i.] STREET FRONTING FACADES AND END FRONTING FACADES SHALL BE ARTICULATED AND DESIGNED TO CREATE ADDITIONAL VISUAL INTEREST BY VARYING ARCHITECTURAL

[i.] THE PORTION OF BUILDING AND STREETScape ALONG PRIVATE STREET 1 AT ITS INTERSECTION WITH MORRISON BOULEVARD AS GENERALLY DEPICTED ON THE REZONING PLAN SHALL INCLUDE THE PORTIONS OF BUILDINGS DESCRIBED IN SECTION 11 BELOW.

5. USE OF REVERSION AREA
a. REFERENCE IS MADE TO THAT CERTAIN PORTION OF THE SITE DESIGNATED AS THE "REVERSION AREA" ON THE TECHNICAL DATA SHEET (THE "REVERSION AREA").
b. THE REVERSION AREA IS OWNED IN FEE SIMPLE BY THE SHARON UNITED METHODIST CHURCH, BUT UNDER CERTAIN CIRCUMSTANCES TITLE TO THE REVERSION AREA MAY REVERT TO DIFFERENT OWNERSHIP, WHICH MAY LIMIT THE USE BY THE PETITIONER OF THE REVERSION AREA FOR THE INTENTED DEVELOPMENT AS SET FORTH IN THE REZONING PLAN, INCLUDING WITHOUT LIMITATION, SHEET RZ-1 (TECHNICAL DATA SHEET) AND SHEETS RZ-3 AND 4 (CONCEPTUAL PLANS OPTION 1 AND OPTION 2, RESPECTIVELY), CONTEMPLATES AN ALTERNATIVE DEVELOPMENT BUILDINGS/STREETScape, EDEE, AND POSSIBLE ADDITIONAL DRIVE-WAY OR OTHER PORTION OF THE LOCATION ALONG MORRISON BOULEVARD, SUCH PORTION BEING HIGHLIGHTED ON SUCH RZ-3 SHEET.
c. IF PETITIONER IS UNABLE TO OBTAIN IN A TIMELY MANNER, WHETHER THROUGH CONSENT OF THE APPLICABLE PARTIES OR THROUGH OTHER LEGAL MEANS, THE USE OF THE REVERSION AREA FOR THE INTENDING AND IN FULLY IMPROVED USES GENERALLY DEPICTED AS OPTION 2 ON SHEET RZ-4, THEN PETITIONER MAY ONLY PROCEED WITH DEVELOPMENT IN ACCORDANCE WITH THE BUILDING AND STREETScape IMPROVEMENTS GENERALLY DEPICTED AS OPTION 1 ON SHEET RZ-3 AND AS DESCRIBED ON THE TECHNICAL DATA SHEET.
d. IF THE PETITIONER IS ABLE TO OBTAIN IN A TIMELY MANNER, WHETHER THROUGH CONSENT OF THE APPLICABLE PARTIES OR THROUGH OTHER LEGAL MEANS, THE USE OF THE REVERSION AREA FOR THE BUILDING AND STREETScape IMPROVEMENTS GENERALLY DEPICTED AS OPTION 2 ON SHEET RZ-4, THEN PETITIONER MAY PROCEED WITH DEVELOPMENT IN ACCORDANCE WITH THE BUILDING AND STREETScape IMPROVEMENTS GENERALLY DEPICTED AS OPTION 2 ON SHEET RZ-4.
e. IF THE PETITIONER MAY PROCEED WITH DEVELOPMENT WITHIN THE REVERSION AREA IN A TIMELY MANNER AS DESCRIBED ABOVE, PETITIONER MAY ALSO PROVIDE FOR ADDITIONAL DRIVE-WAY OR OTHER PORTION OF THE LOCATION ALONG MORRISON BOULEVARD IN THE MANNER GENERALLY DEPICTED AS OPTION 2 ON SHEET RZ-4, AND PETITIONER SHALL EXPAND THE SIDEWALK WITH ALONG MORRISON BOULEVARD FROM SIX (6) FEET TO EIGHT (8) FEET TO PROVIDE FOR THE INTENDING DEVELOPMENT AS SET FORTH IN THE REZONING PLAN, AND THE SETBACK WILL BE EXPANDED TO 22 FEET AS PROVIDED IN SECTION 6.B BELOW.

6. SETBACKS.
a. A MINIMUM OF A 22 FOOT SETBACK WILL BE PROVIDED ALONG SHARON ROAD, WITHIN THE SETBACK AREA OF SHARON ROAD, AN EIGHT (8) FOOT PLANTING STRIP AND AN EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED.
b. IF AS DESCRIBED IN SECTION 5.E. ABOVE, THE PETITIONER MAY PROCEED WITH DEVELOPMENT WITHIN THE REVERSION AREA IN A TIMELY MANNER, A 22 FOOT SETBACK WILL BE PROVIDED ALONG MORRISON BOULEVARD, BUT OTHERWISE A 14 FOOT SETBACK WILL BE PROVIDED ALONG MORRISON BOULEVARD. WITHIN THE SETBACK AREA OF MORRISON BOULEVARD, AN EIGHT (8) FOOT PLANTING STRIP AND SIX (6) FOOT SIDEWALK WILL BE PROVIDED, UNLESS USE OF THE REVERSION AREA IS PERMITTED IN A TIMELY MANNER AS PROVIDED IN SECTION 5.E. IN WHICH CASE AN EIGHT (8) FOOT PLANTING STRIP AND EIGHT (8) FOOT SIDEWALK WILL BE PROVIDED.

c. ALONG THE SITES' INTERIOR PRIVATE STREETS A MINIMUM OF A 16 FOOT BUILDING SETBACK WILL BE PROVIDED ALONG PRIVATE STREET 1 AND PRIVATE STREET 2, AS GENERALLY DEPICTED ON SHEET EX-1. WITHIN THIS SETBACK AN EIGHT (8) FOOT SIDEWALK WITH EITHER AN EIGHT (8) FOOT PLANTING STRIP WITH STREET TREES WILL BE PROVIDED, OR GREATER CLEARANCE TO THE SIDEWALK AS PROVIDED IN THE MANNER GENERALLY DEPICTED ON SHEET EX-1 OR AS OTHERWISE APPROVED THROUGH THE LAND DEVELOPMENT PERMITTING PROCESS (SEE ALSO THE PROVISIONS OF SECTION 11 INVOLVING THE PRIVATE STREET 1 AND DESIGN FEATURES NEAR ITS INTERSECTION WITH MORRISON BOULEVARD AND COLTSGATE ROAD).
d. BALCONIES LOCATED ABOVE THE FIRST FLOOR OF THE BUILDING(S) ALONG SHARON ROAD AND MORRISON BOULEVARD MAY ENCROUGH UP TO TWO (2) FEET INTO THE SETBACK.

7. PARKING AREAS, ACCESS AND CIRCULATION DESIGN GUIDELINES:
a. BUILDING MATERIALS ASSOCIATED WITH FACADES ON PARKING STRUCTURES THAT ARE GENERALLY COMPATIBLE IN CHARACTER AND QUALITY WITH ADJOINING BUILDINGS, PLAZAS AND STREETScape WILL BE CREATED, TAKING INTO CONSIDERATION DIFFERENCES ASSOCIATED WITH PARKING STRUCTURES.
b. PARKING STRUCTURES SHALL BE DESIGNED TO MATERIALLY SCREEN THE VIEW OF PARKED CARS FROM ADJACENT PUBLIC OR PRIVATE STREETS OR PUBLICLY ACCESSIBLE OPEN SPACES OR PLAZAS. SCREENING OF CARS FROM THE GROUND LEVEL WILL BE ACCOMPLISHED PRIMARILY THROUGH THE USE OF LANDSCAPING; AND SCREENING OF CARS PARKED ON AN EXPOSED UPPER LEVEL WILL BE ACCOMPLISHED BY A WALL, AT LEAST 36 INCHES IN HEIGHT, DESIGNED AS PART OF THE STRUCTURE.
c. ALONG THE SITES' PRIVATE STREETS THE NUMBER OF CURB CUTS WILL BE LIMITED TO GENERALLY BE LIMITED TO MAINTAIN THE STREET LIKE CONDITION SUBJECT TO MODIFICATIONS REASONABLY NEEDED TO ACCOMMODATE UNUSUAL SITE DESIGN CONDITIONS OR ELEMENTS, OR DEVELOPMENT CONSTRAINTS.
d. ON-SITE LOADING DOCKS AND WASTE AREAS SHALL BE SEPARATED AND/OR SCREENED FROM VIEW AT GROUND LEVEL FROM PRIMARY BUILDING ENTRANCES.

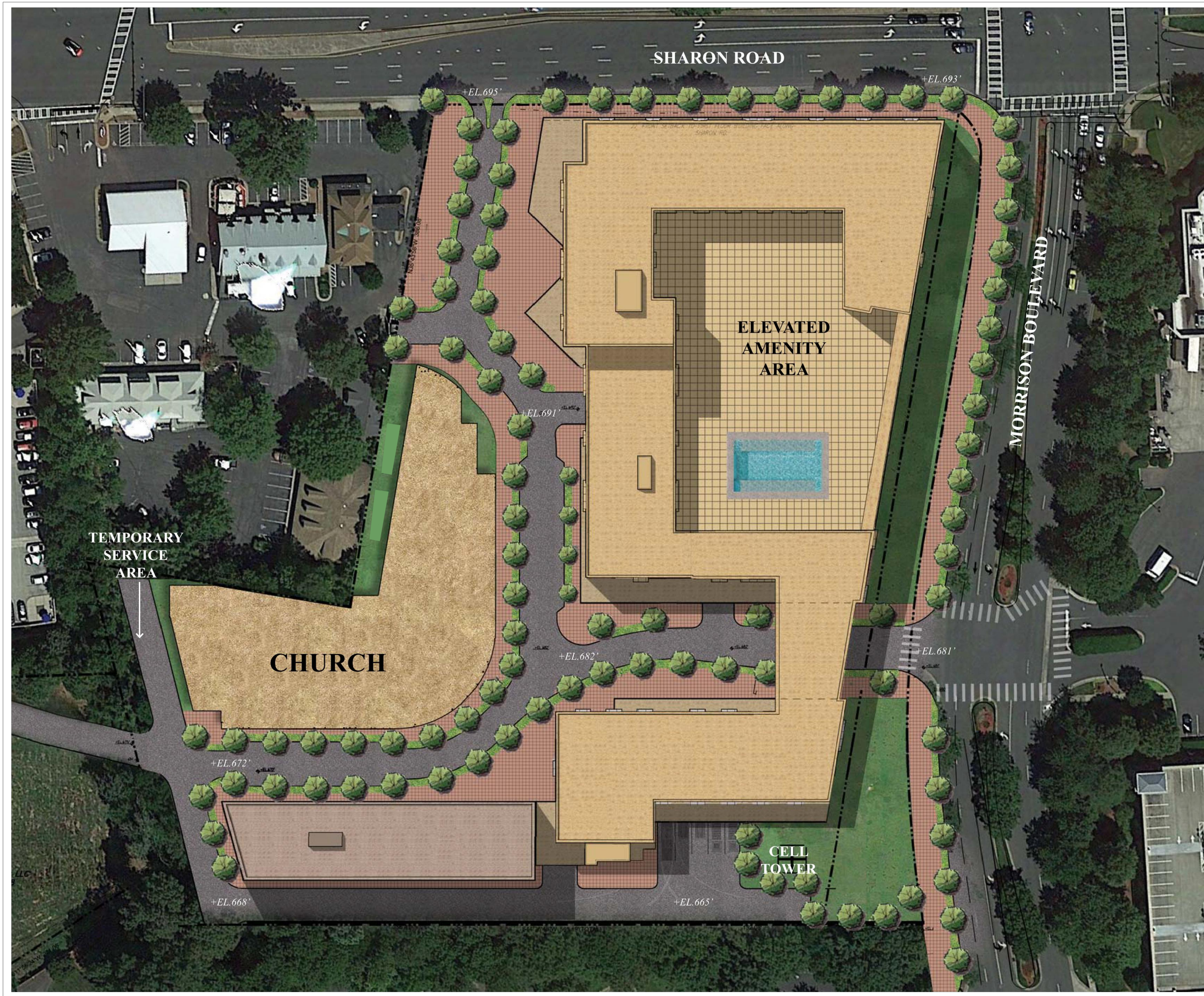
8. PEDESTRIAN ACCESS AND CIRCULATION DESIGN GUIDELINES:
a. ALONG THE SITES' INTERNAL PRIVATE STREETS, THE PETITIONER WILL PROVIDE A SIDEWALK AND A BIKEWAY TO ADJOIN THE BUILDINGS, PLAZAS AND OTHER AREAS OF INTEREST ON THE SITE WITH ONE ANOTHER BY WAY OF LINKS TO SIDEWALKS ALONG THE ABUTTING PUBLIC AND PRIVATE STREETS AND/OR OTHER DEPENDENT FEATURES. THE MINIMUM WIDTH FOR THESE INTERNAL SIDEWALKS WILL BE EIGHT (8) FEET. STREET TREES WILL ALSO BE PROVIDED ALONG THE SITES' INTERNAL PRIVATE STREETS.
b. WALKWAYS THROUGH PLAZAS OR PUBLICLY ACCESSIBLE OPEN SPACE AREAS WILL BE APPROPRIATELY DESIGNED FOR THE INTENDED USE AND TYPE OF OPEN SPACE AREA IN WHICH THEY ARE LOCATED.
c. WHERE WALKWAYS OCCUR ALONG BUILDING WALLS, A WALKWAY WIDTH OF AT LEAST 36 (6) FEET MUST BE MAINTAINED CLEAR OF DOOR SWINGS, SHOPPING CART STORAGE, AND TEMPORARY TRASH OR SIMILAR IMPEDIMENTS.

9. OPEN SPACE:
a. THE PETITIONER WILL PROVIDE URBAN OPEN SPACE AREAS ALONG THE SITES' INTERNAL PRIVATE STREETS IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN BUT SUBJECT TO MINOR ADJUSTMENTS NEEDED TO ACCOMMODATE BUILDING AND PARKING REQUIREMENTS. URBAN OPEN SPACE AREAS WILL BE CONTAIN LANDSCAPING, SEATING AREAS AND HURDSCAPE ELEMENTS.

10. GENERAL DESIGN GUIDELINES:
a. GENERAL CONSIDERATIONS
i. BUILDINGS WILL BE ORIENTED TOWARDS PUBLIC AND PRIVATE STREETS TO REINFORCE THE STREET SCAPE.
ii. BUILDINGS WILL BE ORIENTED IN A WAY TO DEFINE PUBLIC OPEN SPACE AREAS AS SPECIFICALLY NOTED OTHERWISE.
iii. ARCHITECTURAL TREATMENT SHALL CONTINUE ON ALL SIDES OF A BUILDING EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
iv. GROUND FLOOR ELEVATIONS SHALL BE TREATED WITH A COMBINATION OF PENETRATION, CLEAR GLASS, PROMINENT ENTRANCES, CHANGE IN MATERIALS, BUILDING STEP BACKS, ART WORK AND LANDSCAPING. BLANK WALLS CANNOT BE ADDRESSED WITH LANDSCAPE ELEMENTS ONLY.
v. ALL BUILDING ENTRANCES WILL BE CONNECTED TO THE STREET NETWORK SUBJECT TO GRADE AND ADA STANDARDS (PRIVATE PATIOS WILL NOT BE CONSIDERED A BUILDING ENTRANCE).
b. ARCHITECTURAL ELEVATIONS: THE ATTACHED ELEVATIONS ASSOCIATED WITH THE BUILDING(S) TO BE LOCATED ON THE SITE IN CONNECTION WITH THE PERMITTED USES OF THE SITE ARE INCLUDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDING(S) THAT WILL BE CONSTRUCTED IN CONNECTION WITH THE PROPOSED USES. IT BEING UNDERSTOOD THAT THE ACTUAL BUILDING(S) SO CONSTRUCTED IN CONNECTION WITH THE SUCH PROPOSED USES MAY VARY FROM THE ELEVATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPT AND INTENT SHOWN IS MAINTAINED.

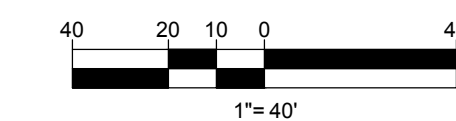
c. FACADE COMPOSITION
i. THE PRINCIPAL ENTRANCE OF A BUILDING SHALL BE ARTICULATED AND EXPRESSED IN GREATER ARCHITECTURAL DETAIL THAN OTHER BUILDING ENTRANCES.
ii. FACADES SHALL INCORPORATE WINDOWS AND DOORS AS FOLLOWS:
i. WINDOWS AND DOORS SHALL BE PROVIDED FOR AT LEAST 30% OF THE TOTAL FACADE AREA ALONG THE PRIMARY AND SECONDARY STREETS, WITH EACH FLOOR CALCULATED INDEPENDENTLY. THE MAXIMUM CONTIGUOUS AREA WITHOUT WINDOWS OR DOORS ON ANY FLOOR SHALL NOT EXCEED 10 FEET IN HEIGHT AND 25 FEET IN LENGTH. THIS STANDARD WILL NOT APPLY TO THE PORTIONS OF PARKING DECK STRUCTURES THAT ARE LOCATED ALONG PRIMARY AND SECONDARY STREETS.
ii. THE ABOVE REQUIREMENT MAY BE REDUCED WHERE A FACADE IS NOT VISIBLE FROM A PUBLIC OR PRIVATE STREET.
iii. THE FACADES OF FIRST-GROUND FLOOR OF THE BUILDINGS ALONG PUBLIC AND PRIVATE STREETS SHALL INCORPORATE A MINIMUM OF 25% MASONRY MATERIALS SUCH AS BRICK, STUCCO OR STONE.
d. FACADE ARTICULATION:
[i.] STREET FRONTING FACADES OVER 75 FEET IN LENGTH SHALL INCORPORATE WALL PROJECTIONS OR RECESSES A MINIMUM OF THREE FEET IN DEPTH. THE COMBINED LENGTH OF SAID RECESSES AND PROJECTIONS SHALL CONSTITUTE AT LEAST 20% OF THE TOTAL FACADE LENGTH. FACADES OVER 75 FEET IN LENGTH, PATIOS AND BALCONIES ARE ACCEPTABLE PROJECTIONS.]
f. ADDITIONAL STREET FRONTING FACADE REQUIREMENTS ON PUBLIC AND PRIVATE STREETS:
[i.] STREET FRONTING FACADES AND END FRONTING FACADES SHALL BE ARTICULATED AND DESIGNED TO CREATE ADDITIONAL VISUAL INTEREST BY VARYING ARCHITECTURAL

DETAILS, BUILDING MATERIALS, THE ROOF LINE, AND BUILDING OFFSETS.
ii. ON CORNER LOTS, THE ARCHITECTURAL TREATMENT OF A BUILDING'S INTERSECTING STREET FRONTING FACADES SHALL BE SUBSTANTIALLY SIMILAR, EXCEPT THAT SAID BUILDING MAY EMPLOY A CORNER CANTILEVER OR ANOTHER ADDITIONAL ARCHITECTURAL HEIGHT AT THE CORNER, VARYING THE ROOF FORM AT THE CORNER, OR PROVIDING OTHER ARCHITECTURAL EMBELLISHMENTS AT THE CORNER.
iii. FIRST STORY FACADES OF ALL BUILDINGS ALONG PRIMARY AND SECONDARY STREETS SHALL INCORPORATE COLUMNS, AWNINGS, ARCADES, WINDOWS, DOORS, OR OTHER ARCHITECTURAL ELEMENTS.
iv. FACADES SHALL PROVIDE VISUAL DIVISIONS BETWEEN THE FIRST TWO OR THREE STORIES DESIGNED FOR COMMERCIAL USES AND THE UPPER LEVEL STORIES DESIGNED FOR RESIDENTIAL USES, WHEN THE BUILDING HEIGHT IS MORE THAN TWO STORIES, THROUGH ARCHITECTURAL DETAILS SUCH AS COURSES, AWNINGS, OR A CHANGE IN PRIMARY FACADE MATERIALS OR COLORS.
v. FACADES DESIGNED FOR RESIDENTIAL USES ABOVE THE TWO OR THREE LOWER STORIES SHALL INCORPORATE WINDOWS, ARCHES, OR OTHER ARCHITECTURAL DETAILS.
vi. NO MORE THAN FOUR DIFFERENT MATERIALS, TEXTURES, COLORS, OR COMBINATIONS THEREOF MAY BE USED ON A SINGLE BUILDING. THIS REQUIREMENT SHALL NOT INCLUDE MATERIALS USED ON WINDOWS, DOORS, PORCHES, BALCONIES, FOUNDATIONS, AWNINGS OR ARCHITECTURAL DETAILS.
vii. MATERIALS MAY BE COMBINED HORIZONTALLY OR VERTICALLY



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OPTION 1



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SITE PLANNING • LANDSCAPE ARCHITECTURE
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 SUSTAINABLE DESIGN • PERMITTING SERVICES

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 HOUSTON, TX
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 LOS ANGELES, CA
 MEMPHIS, TN
 MIAMI, FL
 NEW YORK, NY
 PHOENIX, AZ
 RICHMOND, VA
 SAN ANTONIO, TX
 TAMPA, FL
 WASHINGTON, DC
 WASHINGTON, DC

REVISIONS				
REV	DATE	COMMENT	BY	
1	10/13/15	REVISION #1	SRF	
2	12/18/15	REVISION #2	JRP	
3	01/15/16	REVISION #3	SRF	
4	02/17/16	REVISION #4	SRF	
5	03/14/16	REVISION #5	SRF	
6	03/13/18	ADMIN. AMENDMENT	BAB	

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Architecture Interior Design

PROJECT No.: NOC152045
 DRAWN BY: SRF
 CHECKED BY: JG
 DATE: 8/17/15
 SCALE: AS NOTED
 CAD I.D.: EX0

PROJECT: _____
 FOR _____
CK Childress Klein
 LOCATION OF SITE
 4411 SHARON ROAD
 CHARLOTTE, NC

Attached to Administrative
 Approval
Solomon A. Fortune SF
 Solomon A. Fortune

REZONING PLAN
 PETITION
 #2015-58
 OPTION 1

SHEET TITLE:
 SCHEMATIC
 SITE PLAN

SHEET NUMBER:
RZ-3



RULE JOY TRAMMELL RUBIO
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OPTION 2

Attached to Administrative
Approval

Solomon A. Fortune for
Solomon A. Fortune

BOHLER ENGINEERING

STATE LICENSES: ARCHITECTURE, LANDSCAPE ARCHITECTURE, CIVIL ENGINEERING, ELECTRICAL ENGINEERING, MECHANICAL ENGINEERING, PLUMBING ENGINEERING, SURVEYING, TRANSPORTATION SERVICES

PROGRAMS: ARCHITECTURE, CIVIL ENGINEERING, ELECTRICAL ENGINEERING, MECHANICAL ENGINEERING, PLUMBING ENGINEERING, SURVEYING, TRANSPORTATION SERVICES

PERMITS: ARCHITECTURE, CIVIL ENGINEERING, ELECTRICAL ENGINEERING, MECHANICAL ENGINEERING, PLUMBING ENGINEERING, SURVEYING, TRANSPORTATION SERVICES

OFFICES: BALTIMORE, MD; ANDOVER, MA; BOSTON, MA; CHARLOTTE, NC; CENTRAL VIRGINIA; NEW YORK, NY; NORTHERN VIRGINIA; RALEIGH, NC; SOUTH WESTERN, VA; WASHINGTON, DC

REVISIONS				
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4	02/17/16	REVISION #4	SRF	
5	03/14/16	REVISION #5	SRF	
6	03/13/18	ADMIN. AMENDMENT	BAB	

RULE JOY TRAMMELL RUBIO
Architecture Interior Design

PROJECT No.: NOC152045
DRAWN BY: SRF
CHECKED BY: JG
DATE: 8/17/15
SCALE: AS NOTED
CAD I.D.: EX0

PROJECT:

FOR

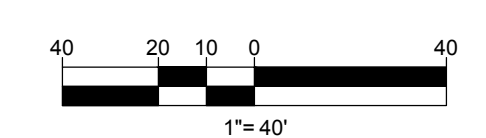
CK Childress Klein

LOCATION OF SITE
4411 SHARON ROAD
CHARLOTTE, NC

REZONING PLAN
PETITION
#2015-58
OPTION 2

SHEET TITLE:
SCHEMATIC
SITE PLAN

SHEET NUMBER:
RZ-4





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OPTION 1 NO USE OF REVERSION AREA

RULEJOYTRAMMELL|RUBIO
Architecture | Interior Design

NOTE: THE ARCHITECTURAL BUILDING ELEVATIONS DEPICTED ARE SCHEMATIC ILLUSTRATIONS ONLY AND INTENDED TO CONVEY A THEMATIC DESIGN CONTEXT AND MASSING STUDY. THESE ILLUSTRATIONS ARE NOT MEANT TO CONVEY FINAL DETAILED ARCHITECTURAL DESIGN FOR THE PROJECT.

Attached to Administrative
Approval

Solomon A. Fortune SF
Solomon A. Fortune



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RULEJOYTRAMMELL|RUBIO
Architecture | Interior Design

OPTION 2 USE OF REVERSION AREA

BOHLER ENGINEERING

STATE OF NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEERS
LAND SURVEYING PROGRAMS/SURVEYS - LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PROGRAMS/SURVEYS - TRANSPORTATION SERVICES

WARREN NJ
NEW YORK
NEW YORK METRO
LEHIGH VALLEY PA
SOUTH EASTERN VA
RALEIGH NC

BALTIMORE MD
ANN ARBOR MI
BOSTON MA
CENTRAL VIRGINIA
NORTHERN VIRGINIA
VA
NC

MEMBER OF THE BOHLER GROUP OF COMPANIES

REVISIONS			
REV	DATE	COMMENT	BY
1	10/13/15	REVISION #1	SRF
2	12/18/15	REVISION #2	JRP
3	01/15/16	REVISION #3	SRF
4	02/17/16	REVISION #4	SRF
5	03/14/16	REVISION #5	SRF
6	03/13/18	ADMIN. AMENDMENT	BAB

RULEJOYTRAMMELL|RUBIO
Architecture | Interior Design

PROJECT No.: NOC152045
DRAWN BY: SRF
CHECKED BY: JG
DATE: 8/17/15
SCALE: AS NOTED
CAD I.D.: EX0

PROJECT:

FOR

CK Childress Klein

LOCATION OF SITE
4411 SHARON ROAD
CHARLOTTE, NC

REZONING PLAN
PETITION
#2015-58
OPTION 1 & 2

SHEET TITLE:
CONCEPTUAL
ARCHITECTURAL
RENDERINGS

SHEET NUMBER:
RZ-5



Attached to Administrative
Approval
Solomon A. Fortune SRF
Solomon A. Fortune

SHARON ROAD ELEVATION



MORRISON BLVD. ELEVATION

OPTION 1 & 2

BOHLER ENGINEERING

STATE OF NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEERS
LAND SURVEYING PROGRAMS MANAGER LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN PROGRAM MANAGER TRANSPORTATION SERVICES

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BOSTON MA
NEW YORK METRO
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RALEIGH NC

MEMBER: NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

REVISIONS			
REV	DATE	COMMENT	BY
1	10/13/15	REVISION #1	SRF
2	12/18/15	REVISION #2	JRP
3	01/15/16	REVISION #3	SRF
4	02/17/16	REVISION #4	SRF
5	03/14/16	REVISION #5	SRF
6	03/13/18	ADMIN. AMENDMENT	BAB

RULE JOY TRAMMELL RUBIO
Architecture Interior Design

PROJECT No.: NOC152045
DRAWN BY: SRF
CHECKED BY: JG
DATE: 8/17/15
SCALE: AS NOTED
CAD I.D.: EX0

PROJECT:

FOR

CK Childress Klein

LOCATION OF SITE
4411 SHARON ROAD
CHARLOTTE, NC

REZONING PLAN
PETITION
#2015-58
OPTION 1 & 2

SHEET TITLE:
BUILDING
ELEVATIONS

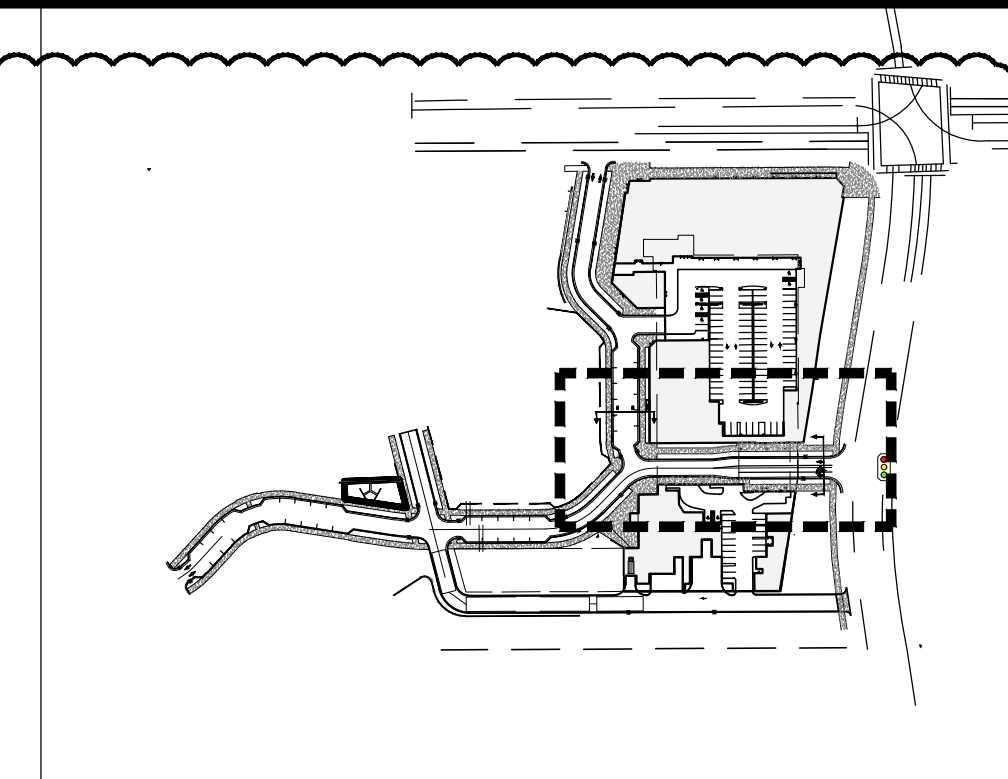
SHEET NUMBER:
RZ-6

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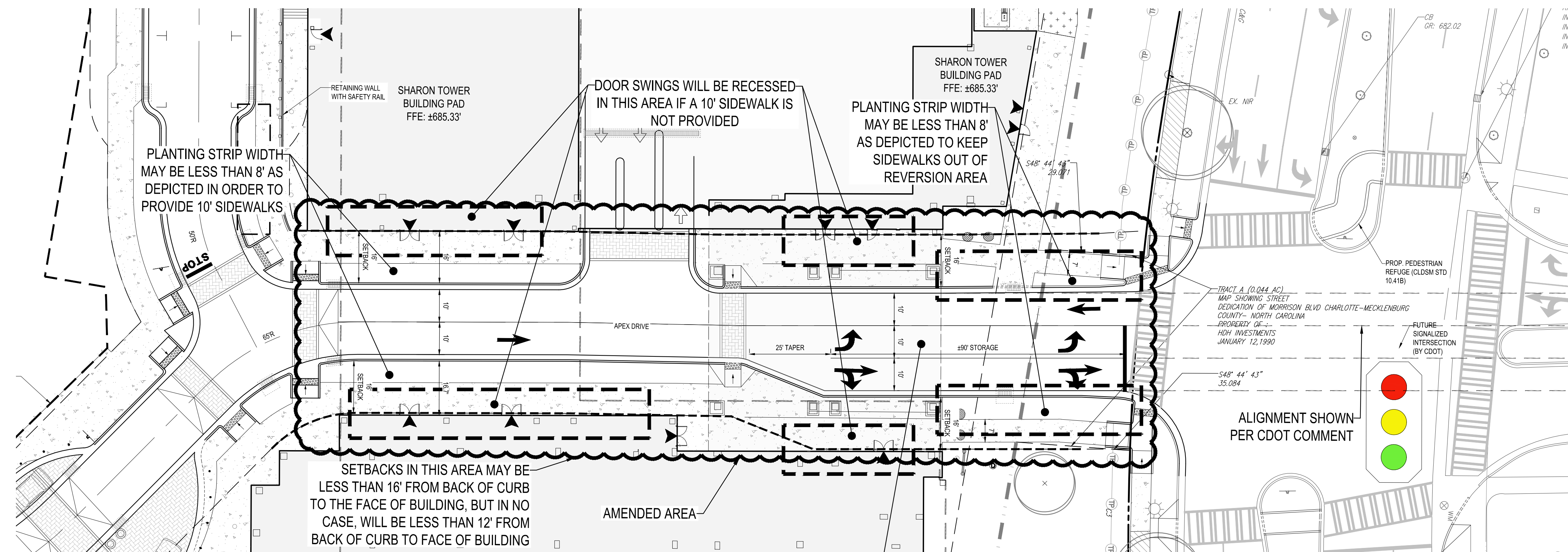
RULE JOY TRAMMELL RUBIO
Architecture Interior Design

Attached to Administrative
Approval

Solomon A. Fortune **SR**
Solomon A. Fortune

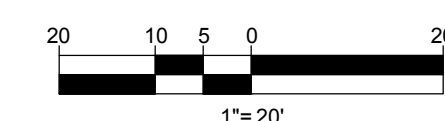


KEY
NOT TO SCALE



NOTE:

CURB AND DRIVE LANE CONFIGURATIONS MAY REMAIN AS DEPICTED, AS APPROVED BY CDOT.



**ADMINISTRATIVE AMENDMENT EXHIBIT TO
APPROVED ZONING PETITION 2015-58**

BOHLER ENGINEERING

STATE OF NORTH CAROLINA LICENSE NO. 15000
LAND SURVEYING PROGRAM MANAGER, LANDSCAPE ARCHITECTURE, TRANSPORTATION SERVICES
SUSTAINABLE DESIGN, PERMITTING SERVICES

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BOSTON, MA
NEW YORK, NY
LEHIGH VALLEY, PA
SOUTH EASTERN, VA
RALEIGH, NC

MEMBER OF THE BOHLER GROUP OF COMPANIES

REVISIONS

REV	DATE	COMMENT	BY
1	10/13/15	REVISION #1	SRF
2	12/18/15	REVISION #2	JRP
3	01/15/16	REVISION #3	SRF
4	02/17/16	REVISION #4	SRF
5	03/14/16	REVISION #5	SRF
6	02/28/18	ADMIN. AMENDMENT	BAB

PROJECT No.: NOC152045
DRAWN BY: SRF
CHECKED BY: JG
DATE: 8/17/15
SCALE: AS NOTED
CAD I.D.: EX1

PROJECT: _____
FOR: **CK Childress Klein**
LOCATION OF SITE
4411 SHARON ROAD
CHARLOTTE, NC

AMENDMENT TO
REZONING
PETITION
#2015-58

SHEET TITLE:
ADMIN.
AMENDMENT
EXHIBIT

SHEET NUMBER:
EX-1