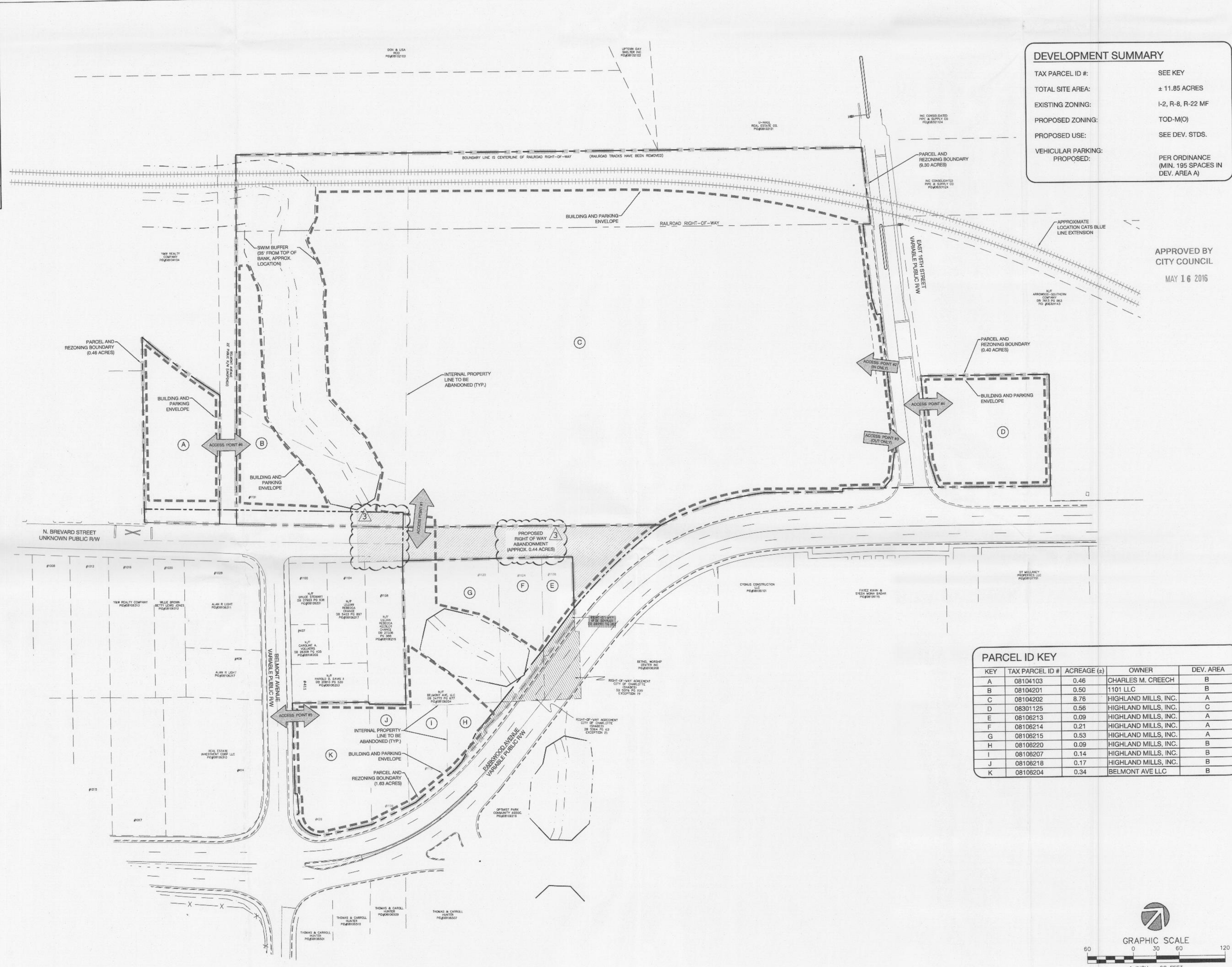


VICINITY MAP



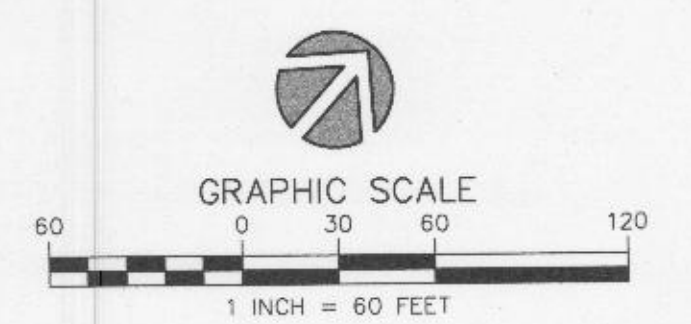
DEVELOPMENT SUMMARY

TAX PARCEL ID #:	SEE KEY
TOTAL SITE AREA:	± 11.85 ACRES
EXISTING ZONING:	I-2, R-8, R-22 MF
PROPOSED ZONING:	TOD-M(O)
PROPOSED USE:	SEE DEV. STDS.
VEHICULAR PARKING:	PER ORDINANCE (MIN. 195 SPACES IN DEV. AREA A)

APPROVED BY
CITY COUNCIL
MAY 16 2016

PARCEL ID KEY

KEY	TAX PARCEL ID #	ACREAGE (±)	OWNER	DEV. AREA
A	08104103	0.46	CHARLES M. CREECH	B
B	08104201	0.50	1101 LLC	B
C	08104202	8.76	HIGHLAND MILLS, INC.	A
D	08301125	0.56	HIGHLAND MILLS, INC.	C
E	08106213	0.09	HIGHLAND MILLS, INC.	A
F	08106214	0.21	HIGHLAND MILLS, INC.	A
G	08106215	0.53	HIGHLAND MILLS, INC.	A
H	08106220	0.09	HIGHLAND MILLS, INC.	B
I	08106207	0.14	HIGHLAND MILLS, INC.	B
J	08106218	0.17	HIGHLAND MILLS, INC.	B
K	08106204	0.34	BELMONT AVE LLC	B



REZONING PETITION #2016-029

URBAN DESIGN PARTNERS
1318-46 central ave. # 704.334.3303
charlotte, nc 28205 # 704.334.3305
urbandesignpartners.com

PERKINS+WILL

White Point Paces
Partners LLC

Two Morrocroft Centre
4664 Colony Road, Suite 430
Charlotte, NC 28211

HIGHLAND PARK MILL

Technical Data Sheet
Charlotte, NC

NO. DATE: BY: REVISIONS:

NO.	DATE	BY	REVISIONS
1	2.19.16	UDP	PER STAFF COMMENTS
2	4.21.16	UDP	PER STAFF COMMENTS
3	5.09.16	UDP	PER STAFF COMMENTS

Project No: 15-077
Date: 11.23.2015
Designed By: udp
Drawn By: udp
Scale: 1"=60'
Sheet No:

RZ-1.0



URBAN DESIGN PARTNERS

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PERKINS+WILL

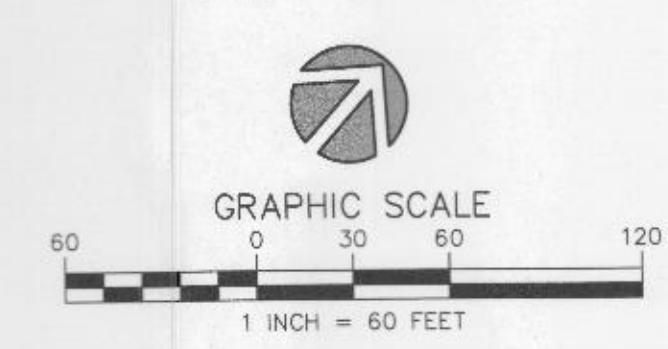
APPROVED BY
CITY COUNCIL
MAY 16 2016

White Point Paces
Partners LLC

Two Morrocroft Centre
4064 Colony Road, Suite 430
Charlotte, NC 28211

HIGHLAND PARK MILL

Rezoning Site Plan
Charlotte, NC



REZONING PETITION #2016-029

NO.	DATE	BY	REVISIONS:
1	2.19.16	UDP	PER STAFF COMMENTS
2	4.21.16	UDP	PER STAFF COMMENTS
3	5.09.16	UDP	PER STAFF COMMENTS

Project No: 15-077
 Date: 11.23.2015
 Designed by: udp
 Drawn By: udp
 Scale: 1"=60'
 Sheet No:

RZ-2.0

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

- A. These Development Standards form a part of the Rezoning Plan...
B. The development of the Site will be governed by the Rezoning Plan...
C. The development and uses depicted on the Rezoning Plan are schematic in nature...
D. The parcels of land that comprise the Site may be recombined...
E. For entitlement purposes, the Site is divided into separate development areas...
F. The Highland Park Mill No. 1 building...
G. For all purposes herein, the terms "Redeveloped" or "Redevelopment"...
H. The Site shall be considered to be a planned/unified development...
I. Pursuant to Section 1.110 of the Ordinance...
J. Future amendments to the Rezoning Plan and/or these Development Standards...

2. OPTIONAL PROVISIONS

- The optional provisions set out below shall apply to the development of the Site.
A. Surface parking and vehicular maneuvering areas shall be permitted...
B. The surface parking lot and associated maneuvering areas...
C. The surface parking lot located on Development Area C...
D. Parking areas that are located to the sides of any structures...
E. Until such time that Development Areas B1 and B2 are Redeveloped...
F. The uses and development proposed for the Site pursuant to this Rezoning Petition...
G. The maximum height of the Mill Building located on Development Area A...
H. The development located on Development Area A shall not be required...
I. Until such time that Development Area B1 is Redeveloped...
J. Until such time that Development Area B2 is Redeveloped...
K. Until such time that Development Area C is Redeveloped...
L. The Mill Building shall not be required to meet the urban design standards...
M. Any additions to the Mill Building and any new buildings...
N. The existing buildings located on Development Areas B1 and B2...
O. The Mill Building located on Development Area A shall not be required...
P. The existing building located on Development Area B1...
Q. The existing building located on Development Area B2...
R. Upon the Redevelopment of Development Area B1...
S. Upon the Redevelopment of Development Area B2...
T. A 10 foot buffer along the western boundary line of Development Area B2...
U. The streetscape improvements along the Site's public street frontages...

3. The existing power poles located along Development Area C's frontage on East 16th Street may remain in place, however, the power poles may not be located in a public sidewalk.

W. In addition to all signs permitted under the Ordinance, the following signage shall be permitted on the Site:

- (1) Walls signs may be installed on each wall of a building located on the Site...
(2) Ground mounted or monument signs with a maximum sign surface area...
(3) A development sign over a covered awning may be installed...
(4) A development sign may be installed on two sides of the existing smokestack...
(5) The foregoing signs and any other signs allowed under the Ordinance...

3. PERMITTED USES

- A. The Site may be devoted to any use or uses allowed by right or under prescribed conditions...
B. The surface parking of vehicles shall be permitted on the Site. The surface parking lots located on Development Areas B1 and B2 are considered to be accessory uses...

4. DEVELOPMENT LIMITATIONS

- A. The Mill Building shall be preserved except for those portions of the Mill Building that are required to be demolished...
B. The maximum height of the Mill Building located on Development Area A...
C. In addition to any expansion or addition to the Mill Building...
D. The existing building located on Development Area B1 may remain in place...
E. The existing building located on Development Area B2 may remain in place...
F. Subject to Sections F, R and U under Optional Provisions...
G. Subject to Sections F, S and U under Optional Provisions...
H. Subject to Sections F and U under Optional Provisions...

5. TRANSPORTATION

- A. Vehicular access shall be as generally depicted on the Rezoning Plan...
B. The alignment of the internal vehicular circulation areas and the driveways...
C. A minimum of 195 vehicular parking spaces shall be provided on Development Area A...
D. Petitioner shall submit a Petition to the City of Charlotte...
E. The development located on Development Area A may use Tax Parcel No. 083-011-43...
F. Petitioner acknowledges that the City may, at its sole cost and expense...
G. Prior to the issuance of the first certificate of occupancy for any structure located on the Site...
H. Upon the request of the City but in no event prior to the issuance of the first building permit...

6. ARCHITECTURAL AND DESIGN STANDARDS

- A. The architectural and design standards set out below shall apply to new buildings developed on Development Area B and Development Area C.
(1) Any new residential buildings shall meet the following standards:
(a) Ground floor units that face Parkwood Avenue or Belmont Avenue shall have entrances that face such street...
(b) If ground floor unit individual entrances are not provided on other streets...
(c) The entrances into any ground floor dwelling units from Parkwood Avenue or Belmont Avenue...
(d) decorative pedestrian lighting/sconces;
(e) architectural details carried through to upper stories;
(f) covered porches, canopies, awnings or sunshades;
(g) archways;
(h) transom windows;
(i) terraced or raised planters that can be utilized as seat walls;
(j) common outdoor seating enhanced with specialty details, paving, landscaping or water features;
(k) double doors (entrances should have an appearance of a front entry rather than a back patio design); and
(l) stoops or stairs.
(2) Any building that is over 150 feet in length shall provide facade variations that visually separate the individual units...
(3) All new buildings, whether residential, non-residential or mixed use, shall meet the following standards:
(a) Blank walls shall be treated with both horizontal and vertical variations in wall planes.
(b) The ground floor of any multi-story building shall have a floor to floor height that is greater than the floor to floor heights of the upper floors...
(c) The ground floor of any parking structures shall be wrapped with active uses such as residential, office and/or retail uses.
(d) No vehicular entrances into any parking structure shall be located on Parkwood Avenue.
(e) All new buildings and structures that are located on Parkwood Avenue shall be setback a minimum of 24 feet from the back of curb and shall include a transition from the sidewalk to the building...
B. The following design guidelines shall apply to the Site:
(1) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
(2) Dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate...

- C. The existing buildings located on Development Area B1 and Development Area B2 may remain in place, or they may be demolished at the option of Petitioner.

7. STREETScape/LANDSCAPING/OPEN SPACE

- A. Subject to the optional provisions set out above and except as provided below, the Site will comply with the TOD-M standards with respect to the streetscape along the Site's frontage on public streets.
B. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.
C. Petitioner shall install a 12 foot wide multi-use path ("MUP") within Development Area A that will provide a pedestrian connection from the MUP to be installed along the Site's frontage on North Brevard Street to the sidewalk to be installed by the City along the Site's frontage on Parkwood Avenue...
D. Streetscape improvements shall be installed along the Site's public street frontages as described below.

(1) East 16th Street

(a) Petitioner shall install an 8 foot wide planting strip from the back of the existing curb and an 8 foot wide sidewalk along Development Area A's frontage on East 16th Street.

(b) Petitioner shall install an 8 foot wide planting strip from the back of the existing curb and an 8 foot wide sidewalk along Development Area C's frontage on East 16th Street. As provided above under Optional Provisions, the existing power poles located along Development Area C's frontage on East 16th Street may remain in place, however, the power poles may not be located in a public sidewalk.

(2) Parkwood Avenue

(a) In lieu of installing the required streetscape improvements along the Site's frontage on Parkwood Avenue (which frontage includes Development Area B2, Development Area A and Development Area C), Petitioner shall pay to the City an amount equal to the cost to install such streetscape improvements (the "Parkwood Streetscape Funds"). The City shall construct all required streetscape improvements along the Site's frontage on Parkwood Avenue in connection with the City's Parkwood NECI project...
(3) North Brevard Street

(a) Excluding any portion of North Brevard Street that is abandoned by the City as described above, Petitioner shall complete the following along Development Area A's and Development Area B1's frontage on North Brevard Street prior to the issuance of the first certificate of occupancy for Development Area A:

(i) Dedicate and convey to the City (subject to a reservation for any necessary utility easements) those portions of Development Area A and Development Area B1 located immediately adjacent to North Brevard Street that are necessary to provide one-half of the right of way required for the local office/commercial wide street section as measured from the existing centerline of North Brevard Street and based upon a symmetrical widening.

(ii) Install new curb and gutter in the location required for the local office/commercial wide street section.

(iii) Install an 8 foot wide planting strip and a 12 foot wide multi-use path. The 12 foot wide multi-use path shall be in lieu of a sidewalk.

(4) Belmont Avenue

(a) Petitioner shall install a sidewalk against the back of the existing curb along Development Area B2's frontage on Belmont Avenue. The width of this sidewalk shall be 8 feet where feasible, however, the width may be less than 8 feet in certain areas. Petitioner shall not be required to install a planting strip. This shall be a temporary condition and upon the Redevelopment of Development Area B2, Petitioner shall complete the following along Development Area B2's frontage on Belmont Avenue prior to the issuance of the first certificate of occupancy for a new structure on Development Area B2:

(i) Dedicate and convey to the City (subject to a reservation for any necessary utility easements) those portions of Development Area B2 located immediately adjacent to Belmont Avenue that are necessary to provide one-half of the right of way required for the local office/commercial wide street section as measured from the existing centerline of Belmont Avenue and based upon a symmetrical widening.

(ii) Install new curb and gutter in the location required for the local office/commercial wide street section.

(iii) Install an 8 foot wide planting strip and an 8 foot wide sidewalk.

E. Sidewalks and planting strips can meander to save existing trees.

F. Urban open space will be provided as required by the Ordinance.

G. Petitioner shall install two curbs, woonerf-style motor courts and pedestrian plazas (hereinafter collectively referred to as the "Entry Plaza/Motor Courts" and individually referred to as an "Entry Plaza/Motor Court") within Development Area A in the general locations designated on the Rezoning Plan. Surfacing materials for the Entry Plaza/Motor Courts may include, without limitation, concrete, patterned, or decorative concrete, pavers, grasspave or other specialty hardscape. Standard asphalt with typical curb and gutter shall not be allowed. The Entry Plaza/Motor Courts may include seat walls, planters, bollards, benches and other similar features. The precise location of each Entry Plaza/Motor Court and the layout and design of each Entry Plaza/Motor Court will be determined during the construction permitting process and may differ from what is depicted on the Rezoning Plan.

H. In the event that East 16th Street is realigned through Development Area C and the right of way for the former location of East 16th Street that is located between Development Area A and the realigned portion of East 16th Street is abandoned and incorporated into Development Area A (the "Abandoned East 16th Street Right of Way"), the Entry Plaza/Motor Court located on the east side of the Mill Building shall be extended by Petitioner into the Abandoned East 16th Street Right of Way.

8. ENVIRONMENTAL FEATURES

A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.

9. SIGNAGE

A. Subject to the optional provisions set out above, all signs installed on the Site shall comply with the requirements of the Ordinance.

10. LIGHTING

A. All outdoor lighting fixtures for parking lots and pedestrian activity areas shall be classified as full cut-off, cutoff or semi-cutoff. In addition, any building light fixtures used to illuminate parking and pedestrian areas and service areas shall be classified as full cutoff, cutoff or semi-cutoff.

B. No outdoor lighting fixture or building light fixtures shall cause glare on public travel lanes or on adjacent residentially used or zoned property. All fixtures shall be screened in such a way that the light source shall not cast light directly on public travel lanes or on adjacent residentially used or zoned property.

C. The maximum height of any new freestanding lighting fixture installed on the Site, including its base, shall be 25 feet.

D. The lighting of signs shall be in accordance with standards of Chapter 13 of the Ordinance.

11. DEVELOPMENT AGREEMENTS

A. Petitioner and the City may, at their option, enter into Development Agreements subsequent to the approval of this Rezoning Petition that relate to matters such as storm water improvements, and such Development Agreements may refine and/or alter the parties' respective obligations with respect to streetscape improvements and other matters.

12. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. 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.

B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, 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.

C. 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.

APPROVED BY CITY COUNCIL MAY 16 2016



PERKINS+WILL

White Point Paces Partners LLC

Two Morrocroft Centre 4064 Colony Road, Suite 430 Charlotte, NC 28211

HIGHLAND PARK MILL

Development Notes Charlotte, NC

Table with columns: NO., DATE, BY, REVISIONS, PER STAFF COMMENTS. Contains revision history for the document.

Project No: 15-077 Date: 11/23/2015 Designed by: udp Drawn By: udp Scale: Sheet No: RZ-3.0

REZONING PETITION #2016-029