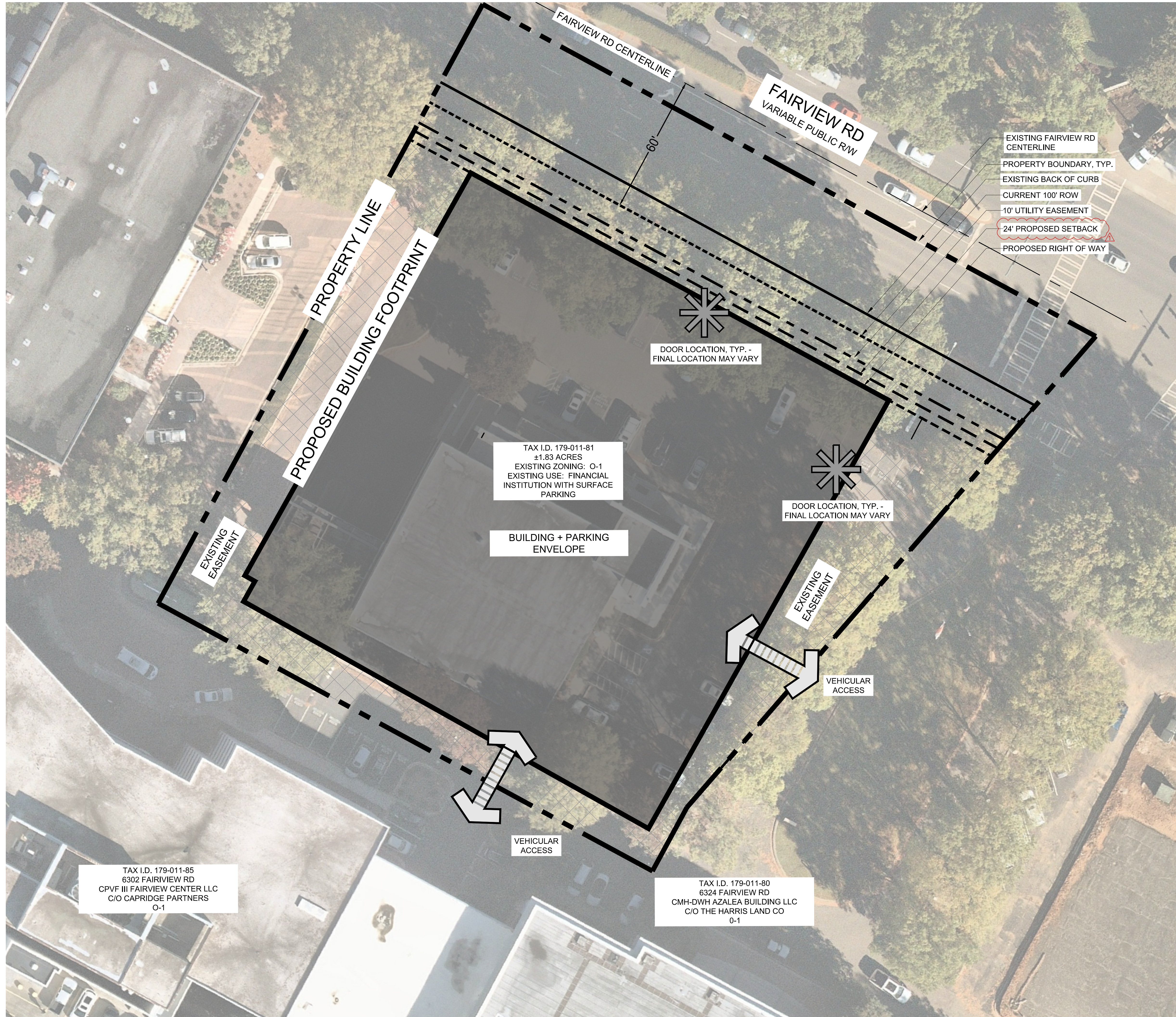


PETITIONER:
 Dominion Realty Partners
 101 N. 5th Street
 Suite B
 Richmond, VA 23219
 Ph: 804-780-3877

ARCHITECT:
 JDavis
 510 S. Wilmington Street
 Raleigh, NC 27601
 Ph. 919-835-1500

LAND USE:
 Bridget Grant
 Moore & VanAllen
 100 N. Tryon Street
 Suite 4700
 Charlotte, NC 28202
 Ph. 704-331-1000

CIVIL ENGINEER:
 Nate Doolittle
 LandDesign, Inc.
 223 North Graham St.
 Charlotte, NC 28202
 Ph. 704.333.0325



- EXISTING FAIRVIEW RD CENTERLINE
- PROPERTY BOUNDARY, TYP.
- EXISTING BACK OF CURB
- CURRENT 100' ROW
- 10' UTILITY EASEMENT
- 24' PROPOSED SETBACK
- PROPOSED RIGHT OF WAY

SITE DEVELOPMENT AREA

TAX PARCEL NUMBER: 179-011-81
 REZONING PETITION NO.: 2020-024
 ZONING CLASSIFICATION: O-1
 CURRENT: O-1
 PROPOSED: MUDD-O
 EXISTING USES: FINANCIAL INSTITUTION WITH SURFACE PARKING

PROPOSED USES: RESIDENTIAL DWELLING UNITS; RETAIL; EATING, DRINKING, ENTERTAINMENT ESTABLISHMENTS (EDEE); AND PERSONAL SERVICES USES AS PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS, AND PER THE OPTIONAL PROVISIONS, TOGETHER WITH ACCESSORY USES, AS ALLOWED IN MUDD ZONING DISTRICT

MAXIMUM DEVELOPMENT (SUBJECT TO CONVERSION RIGHTS AS DEFINED HEREIN):
 RESIDENTIAL: 325 UNITS
 NONRESIDENTIAL: 1,500 SQUARE FEET

NET LAND AREA: ±1.83 ACRES

MINIMUM SETBACK: 24'
 PROVIDED SETBACKS ON SITE PLAN FOR ALL STREETS

REQUIRED SCREENING:
 PER ORDINANCE - REQUIRED FOR THE SERVICE ENTRANCE / UTILITY STRUCTURES, LOADING DOCKS, PARKING DECKS, DUMPSTERS

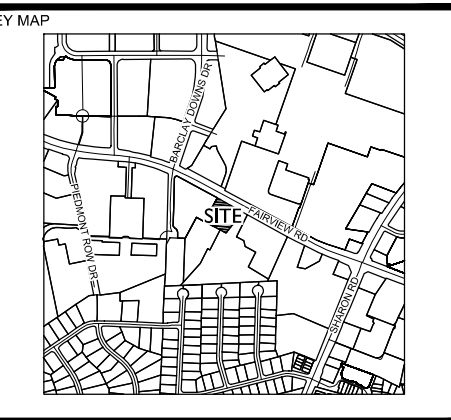
DOOR LOCATIONS SHOWN ARE PRELIMINARY.
 FINAL LOCATION AND QUANTITIES MAY VARY

MAXIMUM BUILDING HEIGHT: UP TO 185 FEET

VEHICULAR PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT

BICYCLE PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT

URBAN OPEN SPACE:
 AS REQUIRED BY ORDINANCE



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**6310 FAIRVIEW RD
 REZONING
 RZP - 2020-024**

DOMINION REALTY PARTNERS

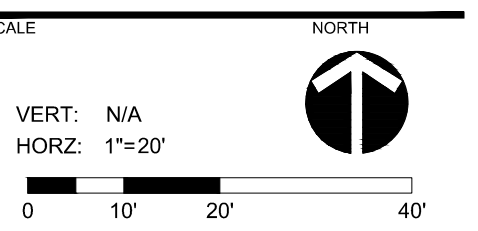
6310 FAIRVIEW ROAD
 CHARLOTTE, NC

LANDDESIGN PROJ.# 1019300

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	2ND REZONING SUBMITTAL	03.16.2020

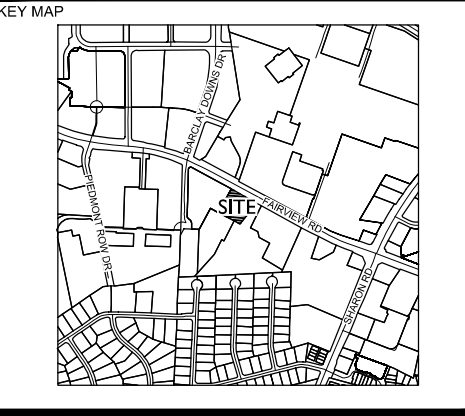
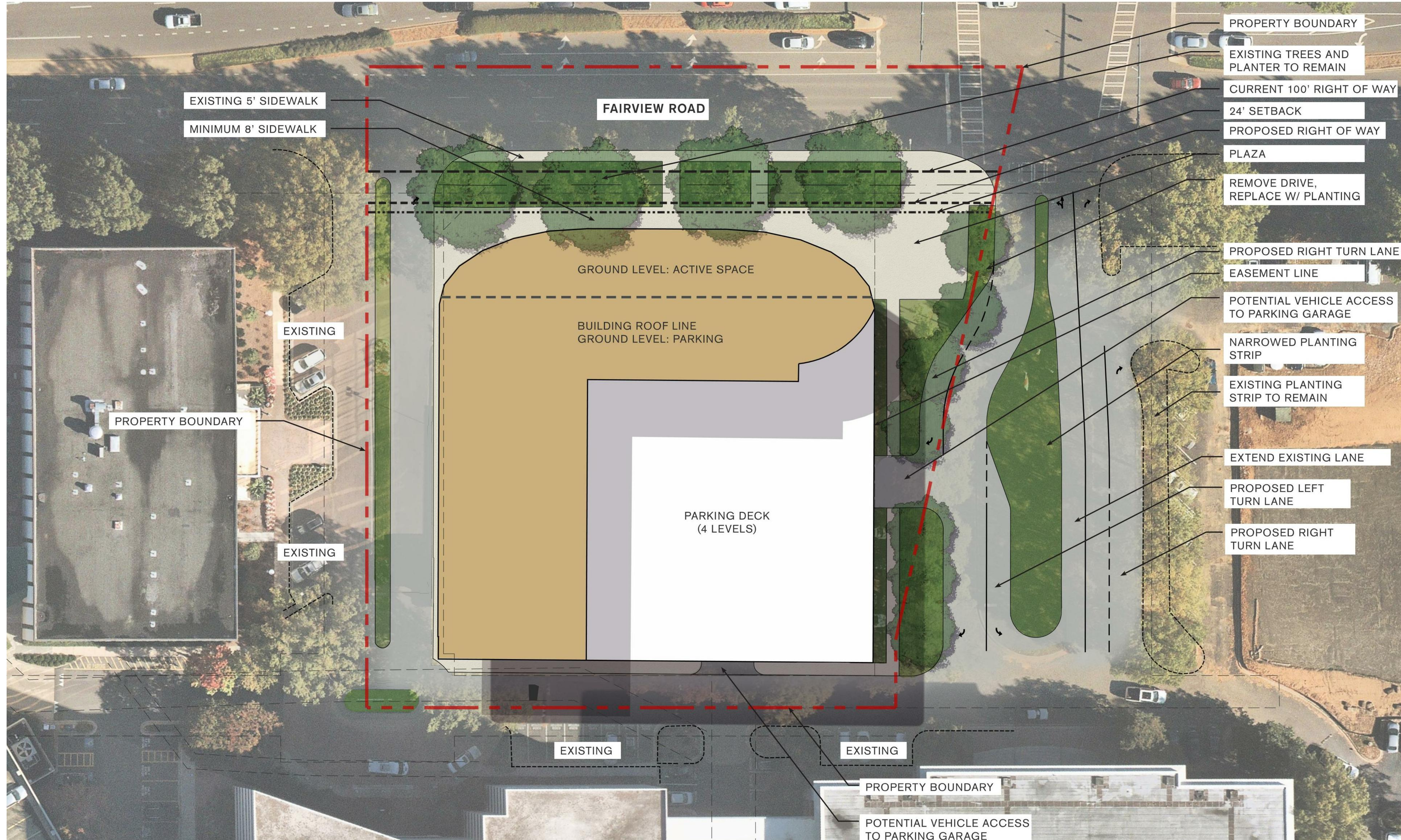
DESIGNED BY:
 DRAWN BY:
 CHECKED BY:



TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0



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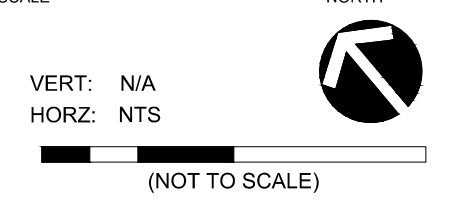
**6310 FAIRVIEW RD
 REZONING
 RZP - 2020-024**
 DOMINION REALTY PARTNERS
 6310 FAIRVIEW ROAD
 CHARLOTTE, NC

LANDDESIGN PROJ.# 1019300

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	2ND REZONING SUBMITTAL	03.16.2020

DESIGNED BY: LRM
 DRAWN BY: LRM
 CHECKED BY: ND



CONCEPTUAL SITE PLAN

SHEET NUMBER: **RZ-2.0**

* NOTE: RENDERINGS ARE ILLUSTRATIVE IN NATURE. REFER TO DEVELOPMENT STANDARDS FOR DESCRIPTIONS AND COMMITMENTS

Dominion Realty Partners, LLC
Development Standards
3/15/20
Rezoning Petition No. 2020-024

Site Development Data:

--Acreage: ± 1.827 acres
--Tax Parcel #: 179-011-81
--Existing Zoning: O-1
--Proposed Zoning: MUDD-O
--Existing Uses: Financial Institution with surface parking.
--Proposed Uses: Residential dwellings units; retail; Eating, Drinking, Entertainment, Establishments (EDEE); and personal services uses as permitted by right, under prescribed conditions, and per the Optional provisions below, together with accessory uses, as allowed in the MUDD zoning district (all as more specifically described below in Section 3).
--Maximum Gross Square Feet of Development: Up to 325 multi-family residential dwelling units and up to 1,500 square feet of gross floor area located within the principle building on the Site and devoted to: non-residential permitted uses as allowed by right and under prescribed conditions in the MUDD zoning district.
--Maximum Building Height: Maximum building height of one hundred eighty-five feet (185'). Height shall measure per side by average grade in accordance with the Ordinance.
--Parking: As required by the Ordinance.

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other sheets that form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Dominion Realty Partners, LLC ("Petitioner") to accommodate the development of high quality residential uses with accessory/support retail/EDEE/personal services uses on an approximately 1.827 acre site located at 6310 Fairview Road (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as 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 MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development matters 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 formulations 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.

CHAR22214044v5

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- i. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
- ii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks or rear yards) indicated on Sheet RZ-1; or
- iii. modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration 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 Petitioner's appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited one (1). Accessory buildings and structures located 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 building(s) located within the same Development Area as the accessory structure/building.

e. **Exclusions for Calculation of Maximum Development Levels.** For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (as defined by the Ordinance) for the Site: surface or structured parking facilities, all loading dock areas (open or enclosed), and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).

2. Optional Provisions:

The following optional provisions shall apply to the Site:

- a. To not require doorways to be recessed into the face of the building(s) when the width of the sidewalk is at least 12 feet and the door does not swing into the 12 foot clear zone, or it is an individual residential doorway designed with an elevated porch stoop.
- b. To allow a maximum building height of one hundred eighty-five (185) feet.

3. Permitted Uses, Development Area Limitations:

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a. The principal buildings constructed on the Site may be developed with up to 325 multi-family residential dwellings units, and up to 1,500 square feet of gross floor area located within the principle building on the Site and devoted to retail, EDEE, and personal service uses as permitted by right, under prescribed conditions and per the Optional provisions below, together with accessory uses, all as allowed in the MUDD-O zoning district.

"Personal service uses" will be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandise but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, Spa's, Yoga and exercise studios, nail salons, massage shops, martial art training studios, dry cleaning establishments, locksmiths, and alike.

4. Pedestrian Network Commitments:

a. **Project Sidewalks/Streetscape.** Petitioner will install the sidewalk and streetscape improvements along the project edge on-site, and subject to approval of CDOT within the right of way of Fairview Road that are referenced in Section 5 below and as generally depicted on the Rezoning Plan on Sheet RZ-01.

b. **Comprehensive Neighborhood Improvement Program (CNIP).** In an effort to further support pedestrian mobility for residents within the SouthPark area, the Petitioner shall contribute an amount equal to \$150,000 (the "Ped Improvements Contribution Amount") to the City of Charlotte for the purpose of design and/or construction of sidewalk and/or pedestrian connections associated with the "Loop Trail" as described in the South Park CNIP (the "Loop Trail Project"). The Ped Improvements Contribution Amount will be delivered to the City prior to issuance of the first certificate of occupancy for the project contemplated by this Rezoning Petition. If either construction of the Loop Trail Project has not begun or the Ped Improvements Contribution Amount has not been spent in full on the Loop Trail Project within eight (8) years of approval of the Rezoning Petition, the City of Charlotte will return the portion of the Ped Improvements Contribution Amount not spent on the Loop Trail Project to the Petitioner, or as the Petitioner or its assigns shall direct.

c. **CDOT Standards.** All of the foregoing pedestrian improvements will be subject to the standards and criteria of Charlotte Department of Transportation ("CDOT"), as applicable. 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 area, by way of a private/public partnership effort or other public sector project support, if applicable.

d. **Substantial Completion.** Subject to and in addition to the provisions set forth above in this Section 4, the above-referenced pedestrian improvements shall be installed to substantial completion prior to issuance of the certificate of occupancy for the building; provided, however, in the event all pedestrian improvements are not substantially completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building on the Site, then the Petitioner will work with City Staff to determine a process to allow the issuance of the certificate of occupancy for the building, and in such event the Petitioner may be asked to post a letter of credit or a bond for any such improvements not

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in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

5. Access:

a. Access to the Site will be from Fairview Road as generally depicted on Sheet RZ-01, subject to adjustments as set forth below.

b. The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

c. The Petitioner shall install an ADA accessible ramp at the corner of Fairview Road and the Site's access driveway as generally depicted on the Rezoning Plan.

6. Streetscape, Buffer, Landscaping, Open Space and Screening:

a. A twenty-four (24) foot setback as measured from the existing/future (the existing and future back of curb are the same) back of curb along Fairview Road will be provided, as generally depicted on the Rezoning Plan.

b. An eight (8) foot planting strip and an eight (8) foot sidewalk will be provided along Fairview Road provided as generally depicted however, it is understood that vertical building improvements higher than ten (10) feet in height measured at grade may encroach above grade up to two (2) feet into such sidewalk areas. Such streetscape improvements shall be extended to the applicable property boundary edge as generally depicted on the Rezoning Plan.

c. The existing sidewalk along the back of curb on Fairview Road shall remain.

d. The Petitioner shall provide an open space feature, a minimum of 500 square feet, at the corner of Fairview and Site's access as generally depicted on the Rezoning Plan. The open space may be improved with landscaping, specialty paving, seating, art, and/or other pedestrian level features.

e. Cars parked in the proposed parking structure will be screened from the adjacent public streets and the adjoining properties. Detached lighting located on the upper level of the parking will be designed to full cut-off type fixtures.

f. Meter banks will be screened where visible from public or adjacent property view at grade level.

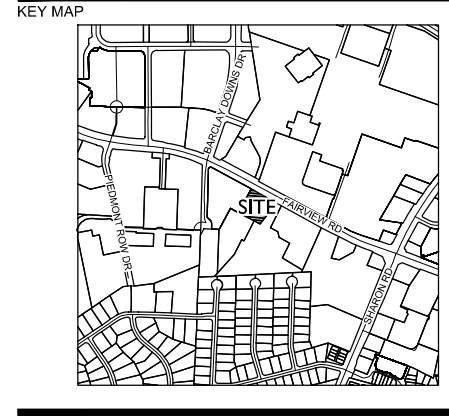
g. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.

h. HVAC and related mechanical equipment located at grade or at the base of the building will be screened.

i. Rooftop cell antennas are not permitted.

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REVISION MAP

SCALE

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PROJECT

6310 FAIRVIEW RD
REZONING
RZP - 2020-024

DOMINION REALTY PARTNERS

6310 FAIRVIEW ROAD
CHARLOTTE, NC

LANDDESIGN PROJ.# 1019300

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
△	2ND REZONING SUBMITTAL	03.16.2020

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

DEVELOPMENT STANDARDS

SHEET NUMBER

RZ-3.0

CHAR22214044v5

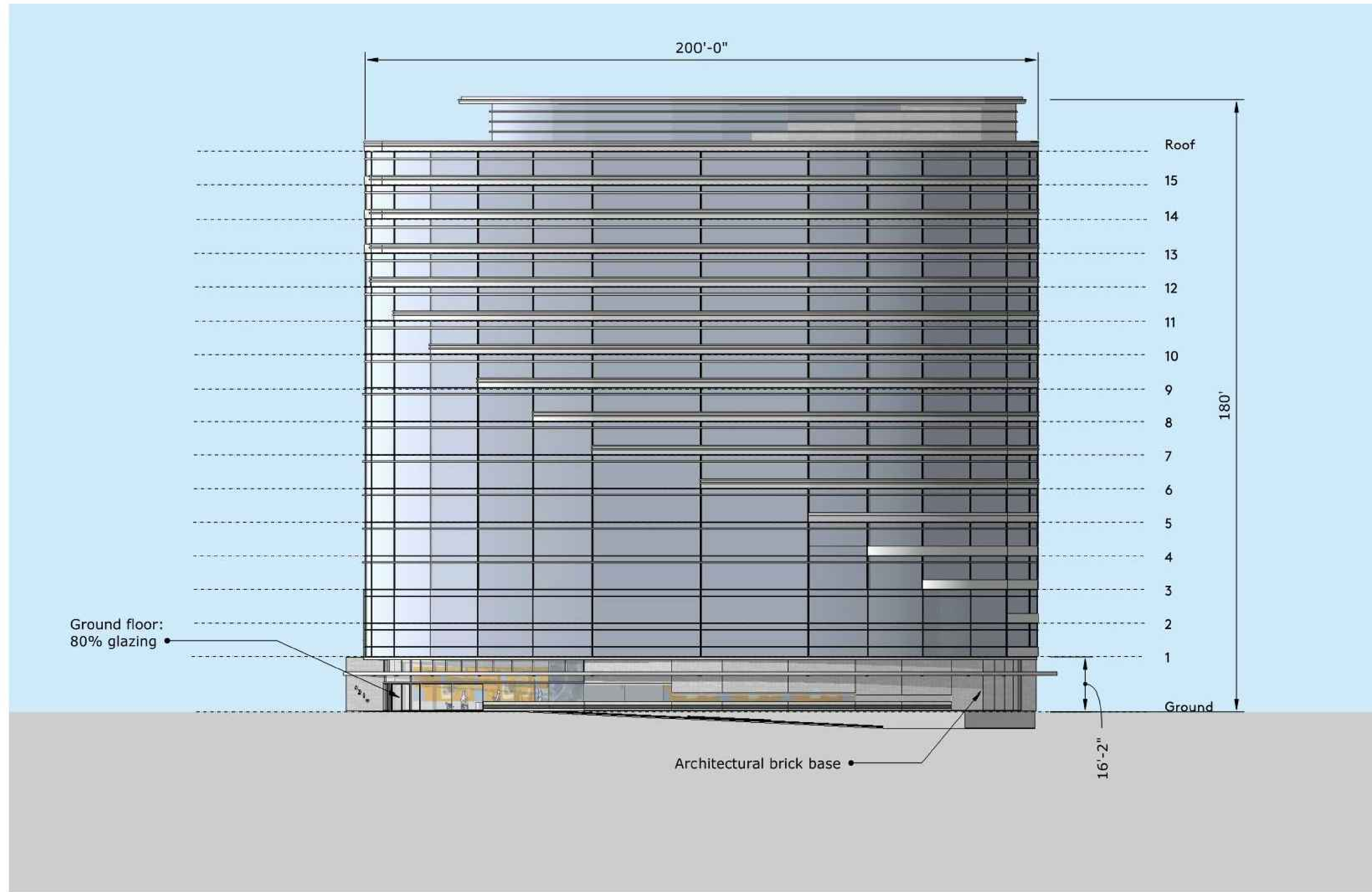
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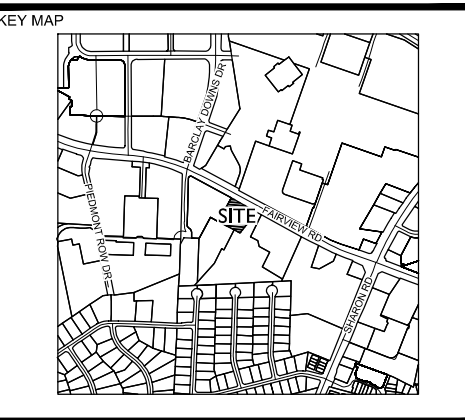
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7



NORTH ELEVATION



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PROJECT
**6310 FAIRVIEW RD
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 CHARLOTTE, NC

LANDDESIGN PROJ.# 1019300

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NO.	DESCRIPTION	DATE
1	2ND REZONING SUBMITTAL	03.16.2020

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:

SCALE: NORTH
 VERT: N/A
 HORZ: NTS
 (NOT TO SCALE)

SHEET TITLE
ARCHITECTURAL ELEVATION

SHEET NUMBER
RZ-4.0A

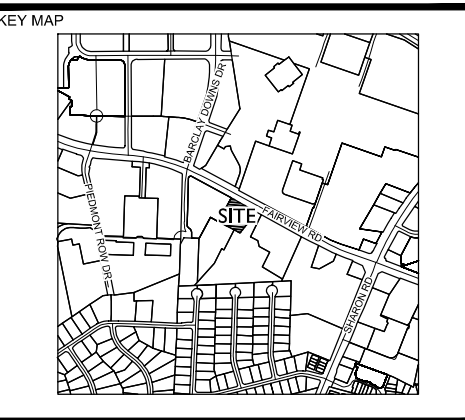
NOTE: RENDERINGS ARE ILLUSTRATIVE IN NATURE. REFER TO DEVELOPMENT STANDARDS FOR DESCRIPTIONS AND COMMITMENTS



View Along Fairview Road

JDAVIS >

6310 FAIRVIEW | CHARLOTTE, NC 7



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PROJECT
**6310 FAIRVIEW RD
 REZONING
 RZP - 2020-024**
 DOMINION REALTY PARTNERS
 6310 FAIRVIEW ROAD
 CHARLOTTE, NC

LANDDESIGN PROJ.# 1019300

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DESIGNED BY:
 DRAWN BY:
 CHECKED BY:

SCALE
 VERT: N/A
 HORZ: NTS
 (NOT TO SCALE)

SHEET TITLE
 ARCHITECTURAL
 RENDERING

SHEET NUMBER
RZ-4.0B

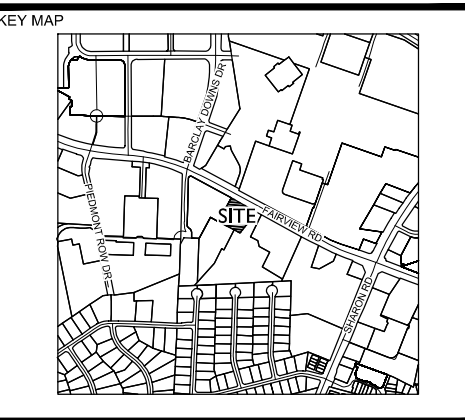
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View Along Drive Aisle



6310 FAIRVIEW | CHARLOTTE, NC 6



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PROJECT
**6310 FAIRVIEW RD
 REZONING
 RZP - 2020-024**
 DOMINION REALTY PARTNERS
 6310 FAIRVIEW ROAD
 CHARLOTTE, NC

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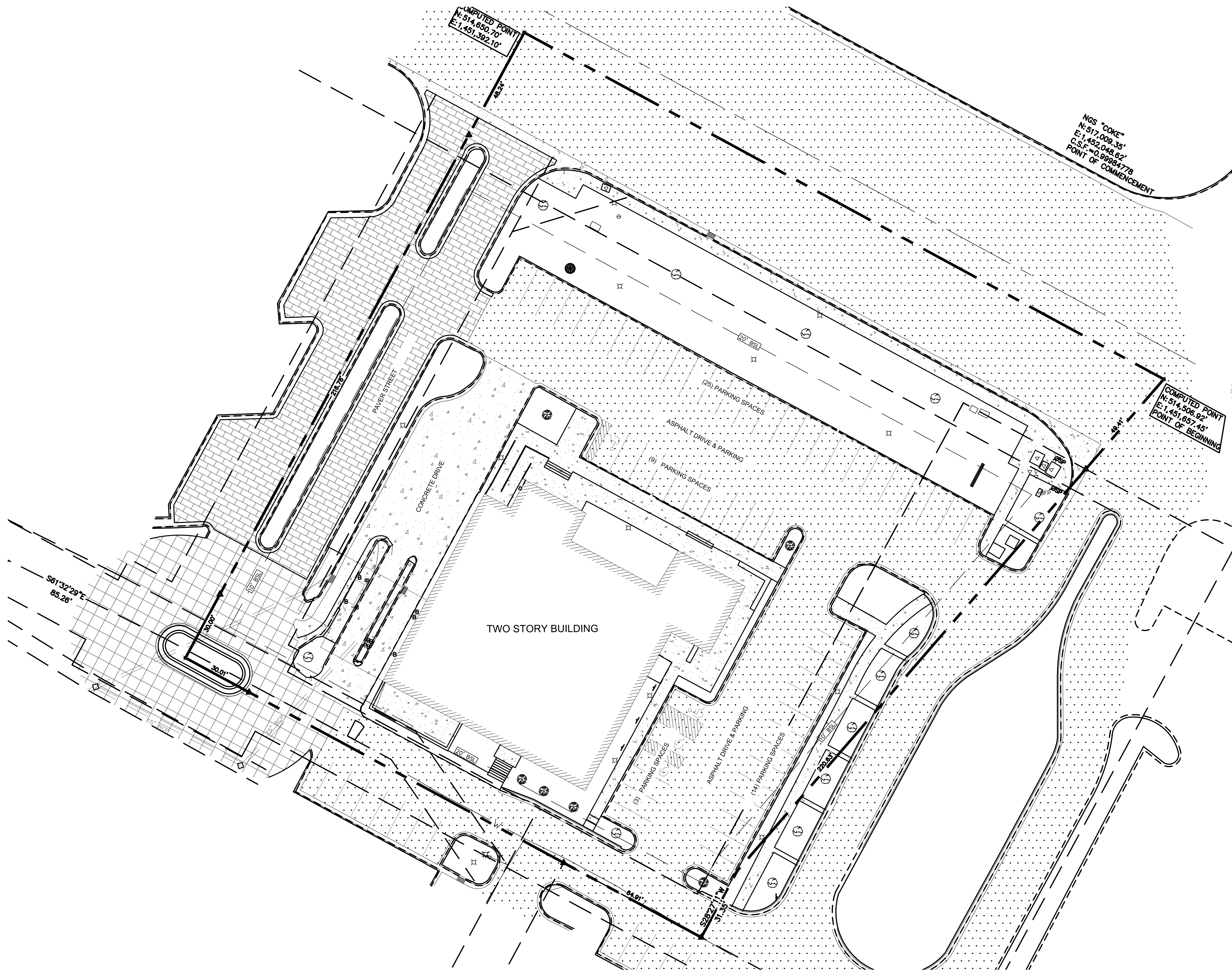
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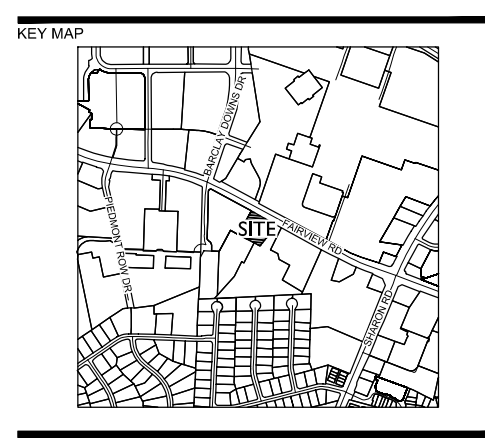
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SHEET NUMBER
RZ-4.0C

* NOTE: RENDERINGS ARE ILLUSTRATIVE IN NATURE. REFER TO DEVELOPMENT STANDARDS FOR DESCRIPTIONS AND COMMITMENTS



PARKING AREA
(4) HANDICAP SPACES
(52) REGULAR SPACES



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CONSTRUCTION

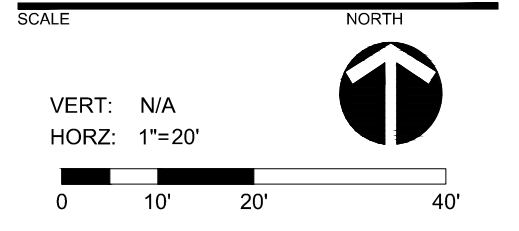
PROJECT
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CHARLOTTE, NC

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CHECKED BY:



SHEET TITLE

EXISTING CONDITIONS

SHEET NUMBER

RZ-5.0