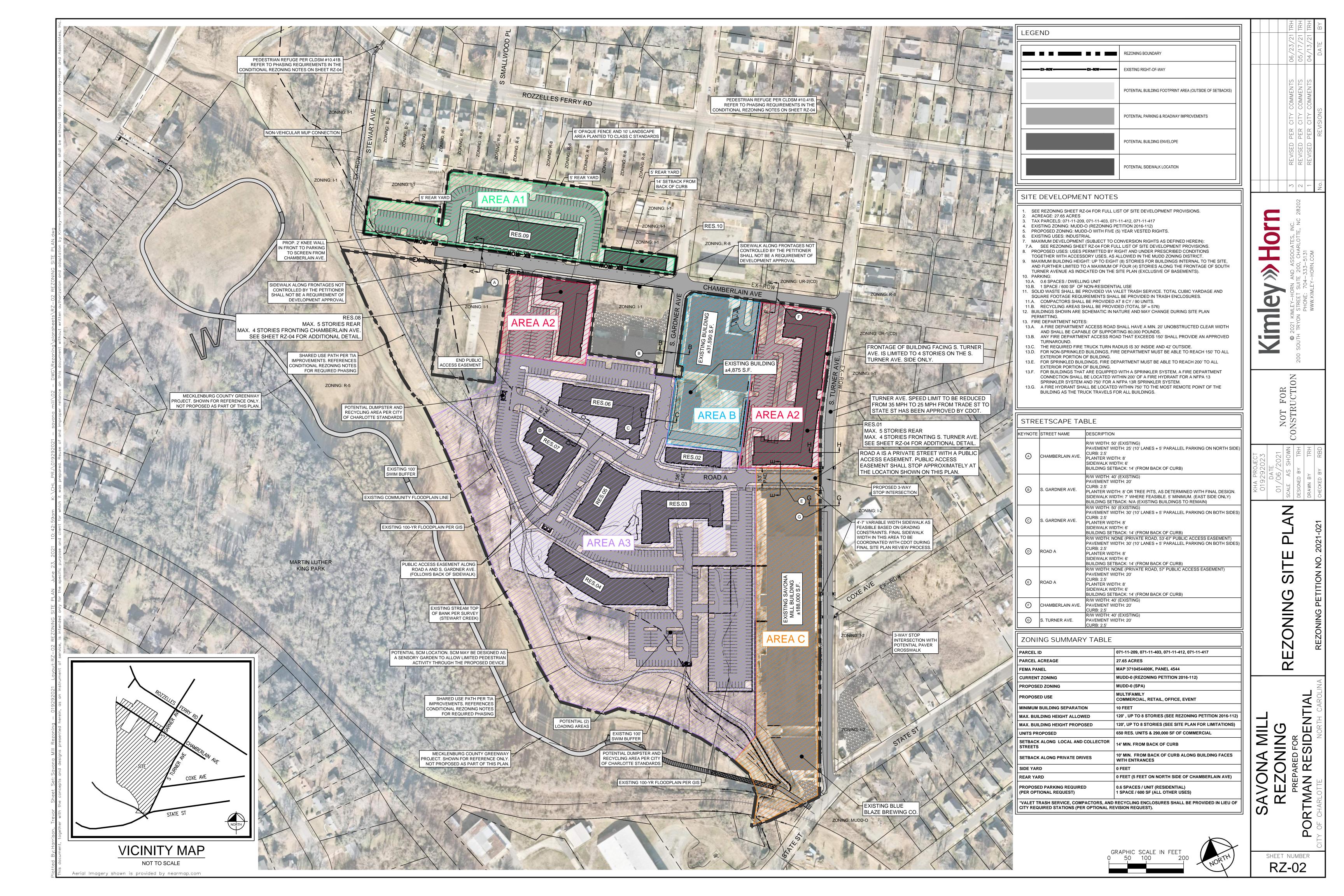
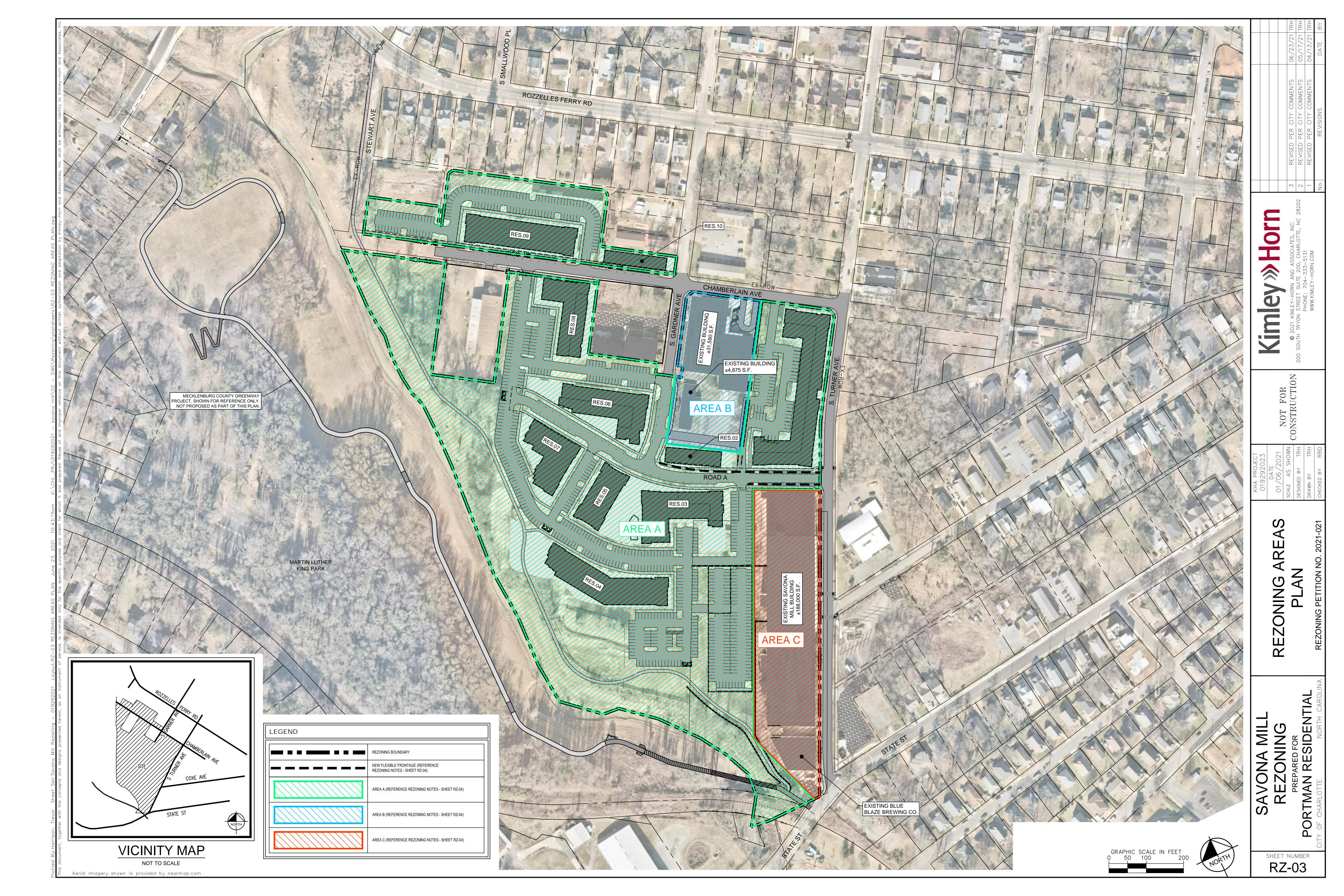


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EGEND EGEND PARCEL DATA TABLE KEYNOTE DESCRIPTION KEYNOTE DESCRIPTION SAVONA RESI PROJECT, LLC (C/O PORTMAN HOLDINGS, LLC) PIN: 071-11-412 SAVONA RESI PROJECT, LLC (C/O PORTMAN HOLDINGS, LLC) PIN: 071-11-412	2021 KIMLEY-HORN AND ASSOCIATES, INC. TRYON STREET SUITE 200, CHARLOTTE, NC 28202 PHONE: 704-333-5131 WWW.KIMLEY-HORN.COM
ZONING: MUDD-O SAVONA RESI PROJECT, LLC (C/O PORTMAN HOLDINGS, LLC) PIN: 071-11-417 ZONING: MUDD-O SAVONA II LLC PIN: 071-11-418 ZONING: MUDD-O SAVONA RESI PROJECT, LLC (C/O PORTMAN HOLDINGS, LLC) PIN: 071-11-418 ZONING: MUDD-O SAVONA RESI PROJECT, LLC (C/O PORTMAN HOLDINGS, LLC) PIN: 071-11-209 ZONING: MUDD-O SONING: NUDD-O WKOFF COLOR CROP PIN: 071-11-415 ZONING: I-2 WKOFF COLOR CROP PIN: 071-11-410 ZONING: I-2 WKOFF COLOR CROP PIN: 071-11-410 ZONING: I-2 WKOFF COLOR CROP PIN: 071-11-4340 ZONING: I-1 DEEPAK SINGH & SHARON SINGH PIN: 071-11-313 ZONING: R-8 MEGAL Y JEAN CRUICKSHANKS PIN: 071-11-312 ZONING: R-8 MEGAN LYNN FOX ZONING: R-8 MEGAN LYNN FOX ZONING: R-8	KHA PROJECT 019292023 019292023 01/06/2021 SCALE AS SHOWN SCALE AS SHOWN DESIGNED BY TRH DESIGNED BY TRH DRAWN BY TRH CONSTRUCTION 200 SOUTH
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JUAN CARLOS REYES / JOHN BRICKLEY & JODI BRICKLEY PIN: 071-10-117 / 071-11-118 ZONING: R-8 CITYSIDE PROPERTIES, LLC PIN: 071-10-402 ZONING: I-1 CAROLINA URBAN PROPERTIES, LTD PIN: 071-10-403 ZONING: I-1 CAROLINA URBAN PROPERTIES, LTD PIN: 071-10-404 ZONING: I-1 SAVONA, LLC PIN: 071-11-511 ZONING: I-2 SAVONA, LLC PIN: 071-10-7214 ZONING: I-2 SAVONA, LLC PIN: 071-10-7214 ZONING: I-2 / MUDD-O MECKLENBURG COUNTY PIN: 071-12-206 ZONING: R-5	TY OF CHARLOTTE NORTH CAROLINA
GRAPHIC SCALE IN FEET	SHEET NUMBER





i, Inc.		
Associates		
Ass bi	PORTMAN RESIDENTIAL REZONING PETITION NO. 2021-021	those existing structures shall not also immediately be required to come into full MUDD compliance, but the streetscape standards shall be updated for the entire Area so as to comply with the MUDD standards or as otherwise agreed upon herein.
orn ar	6/24/2021 Development Data:	(b) To allow existing off-street, surface level, vehicular parking and maneuvering areas to remain between existing buildings and public and private streets in the areas generally depicted on the Rezoning Plan during "Adaptive Reuse of Existing
ley-H	Acreage: +/- 27.65 acres Tax Parcels: 071-114-18, 071-114-17, and 071-112-09	Buildings" conditions. (c) To not require doorways to be recessed into the face of existing buildings during "Adaptive Reuse of Existing Buildings"
N Ki	Existing Zoning:MUDD-O with five (5) year vested rightProposed Zoning:MUDD-O SPA with five (5) year vested rightsExisting Uses:Industrial	conditions. (d) To allow water quality and stormwater detention facilities to be located beneath sidewalks and private streets, but outside of
liability t	Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district Maximum Development: Subject to the conversion rights as defined herein, up to (a) 290,000 square feet of commercial and/or	the public right-of-way.(e) To allow alternative cross sections if approved by the Charlotte Department of Transportation (CDOT), as shown on Sheet
ut lia	office uses, however retail uses shall not exceed 47,000 square feet total, and (b) up to 650 residential units.	RZ-05.(f) To allow the following signs that vary from the MUDD standards to be permitted:
witho	Maximum Building Height: Up to ninety (90) feet and six (6) stories, and further limited in the areas as indicated on the Rezoning Plan and described in Section VI(d), below. Parking: Per the Optional Request in Section II, below.	 Computer programmable L.E.D. systems with full-color, full-matrix and/or digital display (visible from the interior to the Site only);
all be	I. <u>General Provisions</u>	2. Full color outdoor video display (visible from the interior to the Site only);
лс. З	1. Site Description. These Development Standards and the Technical Data Sheet form the Rezoning Plan (hereinafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Portman Residential ("Petitioner") to accommodate the redevelopment of an approximately 28-acre property generally surrounded by Stewart	 Signs with moveable parts (signs with parts that revolve, adjust, or are interactive); Movie-type projected images from either direct projection or rear screen projection;
l tes, l	Avenue, Chamberlain Avenue, Turner Avenue, State Street, and Stewart Creek (the "Site").2. Intent. This Rezoning is intended to accommodate the evolution of a heavy industrial property into a vibrant mixed-use	5. Sculpture signs;
vssociate	community. The Petitioner seeks to preserve existing buildings and infrastructure where possible while maintaining enough flexibility to develop new improvements in a manner and at a time that is responsive to market demand. The Petitioner proposes to create an internal street network through the Site to create a more complete street network that will allow	6. Landscape wall signs (landscape walls are low walls associated with landscape features or amenity areas);7. Temporary banners hung on a supporting structure or above a pedestrian or vehicular connection on public streets or
and A	pedestrian, bicycle, and automobile traffic to travel through the Site. The Petitioner seeks to create a public realm with the pedestrian experience in mind. The overall development plan is intended to allow the Site to evolve with the surrounding area, resulting in a well-designed, quality experience for the residents, employees, and visitors, as well as the larger community.	proposed connections; and8. Other such signs having substantially the same characteristics as the foregoing or developed in response to innovative
-Horn	The Petitioner views the existing Savona Mill building as an asset to the development and intends to preserve the building for adaptive reuse.	technology. (g) During "Adaptive Reuse of Existing Buildings" conditions within Development Areas B and C, the Petitioner requests
imley-	3. 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 zoning classification shall govern development	flexibility from the MUDD Ordinance provisions related to design standards to allow for the following: 1. In Area B, the Petitioner requests the opportunity to discuss approval for design flexibility with the Planning Director or
x X X	taking place on the Site, subject to the Optional Provisions provided below.	its assignee related to the internal streetscape and design standards, such as the proposed Trolley connection and other similar innovative design elements that are consistent with the intent of the redevelopment.
itation	4. Planned/Unified Development. The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site	 If non-residential uses within Development Areas B or C are not oriented to an existing or new network-required street and cannot meet the design standards for blank wall articulation (for example, modular commercial, pre-existing conditions contributing to site character, and/or fire code limitations), alternative innovative design solutions may be
d adaptati	elements located on the Site. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall	considered for approval by the Planning Director or designee.3. Loading/unloading and service, including refuse collection;
on and	adhere to any development limitations set forth below as to the Site as a whole and not individual portions or lots located therein.	4. Driveway spacing;
- KE ZONING authorization	5. Flexibility in Placement of Development/Site Elements; Alterations/Modifications. The Development Area layout depicted on the Rezoning Plan is schematic in nature and intended to depict the possible general arrangement of permitted uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements	5. Flexibility for existing grade related to the active use requirement on the ground floor of existing buildings;6. Relief from "blank" walls provision; and
autho autho	generally depicted on the Rezoning Plan, if provided, are graphic representations of the possible proposed development and site elements; but since the project has not undergone design development, it is intended that this Rezoning Plan provide for flexibility in ultimate layout, locations and sizes of development and site elements including allowing alterations or	 Relief from storefront and entrance spacing requirements.
ritten	modifications to graphic representations in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards.	(h) To allow a minimum parking ratio of 0.6 spaces per unit for residential uses within Area A.(i) To allow deviations in the number of solid waste and recycling areas while meeting the spatial requirements of the Ordinance
eets/t	6. Five-Year Vested Rights. Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of	as generally depicted on the Rezoning Plan. III. Permitted Uses and Maximum Development
anshe t with	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.	Subject to the Maximum Development provisions set forth herein, the Site may be devoted to any commercial and residential uses permitted by right or under prescribed conditions in the MUDD Zoning District together with any incidental and accessory uses
document	II. <u>MUDD-O Optional Provisions</u>	associated therewith (including a Trolley Barn), except for the following: 1. Car washes, except for accessory wash bays associated with residential uses on the Site;
ihis do	The following Optional Provisions are provided to accommodate deviations from the MUDD standards:(a) To allow existing structures to remain within Development Areas B and C and to permit changes of use within existing buildings without having to bring buildings into full compliance with MUDD design or streetscape standards during	2. Automobile service stations
	"Adaptive Reuse of Existing Buildings" conditions, as further described below in Paragraph 2.g. and 6.b (which requires minor building enhancements not to exceed 10% of the building façade). Such Adaptive Reuse of Existing Buildings shall	 EDEEs with drive-through service windows; Adult establishments;
	not be renovated in a manner that makes them more nonconforming with MUDD design and architectural standards unless otherwise approved by the Planning Director or its assignee. However, at such time when an existing structure in any Development Area is demolished, the Petitioner must comply with all MUDD design standards for newly constructed	5. Nursing homes; and
	buildings (partially or entirely) within the demolished building's footprint and all MUDD streetscape standards for that Development Area. For the sake of clarity, if one building within an Area is demolished but other existing structures remain, 02309-001/00270863-8	6. Police and fires stations.
na na imp	303653753 v1 06/23/2021	
of and		
Reuse		
19292 Dared.		
as pre	(i) Alternative Improvements. Changes to the above referenced roadway improvements can be approved through the	• landscaping and garden areas; and/or
it was	Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, Planning Director (or its assignee), and as applicable, NCDOT, provided, however, the proposed alternate transportation improvements must provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.	architecturally articulated facades.
which	(j) Alternative Compliance. While it is understood that the improvements set forth above, unless otherwise specified, are the responsibility of the Petitioner or other private sector entity, in any event that it is necessary or advantageous, CDOT may, at	3. New meter banks will be screened where visible from public view at grade from public or private streets and shall be located outside of the setback.4. New rooftop HVAC and related mechanical equipment will be screened from public view at grade from public or private
int for	its discretion, accept a fee in lieu of construction of certain improvements, as long as such fee is equal to the full cost of said improvements (including design, acquisition and construction)	streets.
48: 06am and client	(k) Unless otherwise stated herein, the Petitioner shall dedicate all rights-of-way in fee simple conveyance to the City of Charlotte and complete all transportation improvements prior to the issuance of the Site's first building certificate of occupancy.	 5. Dumpsters, loading and service areas shall be screened from streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure. Dumpster enclosures will not directly abut the back of a sidewalk. 6. Backflow preventers and transformers shall be screened and located outside the setback.
10:4 ose ar	 VI. <u>Design Standards</u> (a) Preservation of Existing Savona Mill. The Petitioner agrees to use diligent good faith efforts to preserve the existing Savona 	 Backhow preventers and transformers shart be screened and tocated outside the scroack. Buildings shall be designed to front roads that are primary frontages (Chamberlain Avenue, Turner Avenue, Road A) and be oriented toward the streets. Buildings that face a primary frontage shall be designed so that individual residential units,
2021 10:	Mill building located in Area C for adaptive reuse, unless determined to be in such condition from a structural or environmental standpoint that preservation may not be possible, as determined by the third-party engineer licensed in North Carolina.	shops, tenants or common entrances have direct access to public or private streets, pedestrian corridors or open spaces. Building entrances shall be at or slightly above grade and shall be highly visible and architecturally treated as prominent pedestrian entrance through a combination of at least five (5) of the following features:
23, 20 specific	1. If any design or streetscape improvement requirements contained herein are contradictory to the requirements of historic preservation so as to affect the Mill's eligibility for historic tax credits, the requirements related to historic preservation	 Decorative pedestrian lighting/sconces;
the	shall prevail so as not to impact the applicability of historic tax credits. Alternative Compliance or Alternative Improvements shall be provided in coordination with the Planning Director (or its assignee) and/or CDOT.	• Architectural details carried through to upper stories;
only for	(b) Adaptive Reuse of Existing Buildings. For buildings in Development Area B that are being adaptively reused, the Petitioner requests optional provisions (as stated in Section II above) to allow existing buildings to remain without triggering new building design guidelines. The following standards shall apply to all Adaptive Reuse of Existing Buildings:	Covered porches, canopies, awnings, archways or sunshades;Transom windows or double doors;
	 Existing Building(s) shall be renovated with façade improvements through vision glass, doors or active outdoor spaces along 30% of the building side that fronts the public right-of-way or private street between two (2) feet and eight (8) feet of 	• Terraced or raised planters that can be utilized as seat walls;
intended	the ground floor, unless such renovations require that over 10% of the building façade be altered. In that case, only 10% of the building façade shall be renovated to include vision glass, doors or active spaces as stated herein. Further, if the building architectural or site prohibits meeting the above condition, the Planning Director or its assignee may approve	 Common outdoor seating enhanced with specialty details, paving, landscaping or water features; Stoops or stairs; and/or
6 KEZ ice, is	alternative approaches that meet the intent of the redevelopment. Such renovations shall occur at such time that Development Area B's total occupancy exceeds 75% occupancy.	Contrasting pavement from primary sidewalk.
f serv	2. At such time as an adaptive reuse building is redeveloped with new building(s) or an existing parking area is improved or such time as the use to which that parking area serves is converted to non-industrial (i.e., commercial, office, or residential) uses, the building(s) must be built to MUDD standards and parking areas must be screened per MUDD standards.	8. Streetscape treatment will be a unifying element through the use of consistent paving, pedestrian scale lighting, enhanced landscaping, site furnishings and signage. Specialty pavers, stained and patterned concrete, paving or other similar means will be used to call attention to amenity areas, gathering spaces and plazas as a method of way-finding.
ayout:h	 Expansion of adaptive reuse buildings shall be limited to minor (15%) increases for utility upfits or other similar existing building improvements required to meet accessibility requirements or building code requirements. Expansions above 15% 	9. Expanses of blank or unarticulated walls greater than 20 feet in length shall be treated with a minimum of three (3) options below:
21 Layou instrument	 shall require such building(s) to conform to MUDD standards. For any Development Area with parking areas labeled as "Existing Parking Fields for Adaptive Re-Use or Re-Use in 	• Provide a higher level of transparency on the ground floor, such as exaggerated or larger windows indicative of living areas or retail spaces;
an ii	Primarily As-Is Condition" on Sheet RZ-01 of the Rezoning Plan shall denote areas where existing parking areas and parking structures may be adaptively re-used (i.e., restriped) in an as-is condition without triggering parking improvements	• Utilize horizontal and vertical variations in wall planes;
ein, as	and be visible from streets or open spaces until such time as the existing buildings to which they serve are demolished and new buildings are constructed in their place, at which time such parking in that Development Area shall conform to all MUDD screening and parking standards in the Ordinance and parking shall no longer be permitted between the building(s)	 Provide architectural protrusion to accentuate enclosed balconies; Utilize corners to provide visual interest at the pedestrian level as well as to differentiate roof lines or highlight
l her d her	and network-required streets for that Area unless alternative improvements are approved by the Planning Director or its assignee.	ground floor uses;Provide amenity landscaping, such as a sitting area with arboring; and/or
presented	 (c) New Building Design Guidelines. 1. <u>Building Materials</u>. The new principal buildings constructed on the Site may use a variety of building materials. The heilding materials are building for the following states are building states are building for the following states are building for the following states are building states are b	 Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of blank or unarticulated wall.
	building materials used for buildings (other than structured parking facilities) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, architectural pre-cast concrete, synthetic stone, stucco, cementitious siding (such as hardi-plank), or wood. EIFS as a building material will not be allowed, except as back-up for architectural trim on	10. Buildings shall not exceed a length of three hundred and fifty (350) feet along network required streets without having a minimum ten (10) foot by twenty five (25) foot inverted articulation into the building to break up building massing. The
vona Mill designs	stucco-clad buildings. Vinyl, as a building material, will only be allowed on windows, soffits, and trim features. i. Building materials associated with facades of parking structures shall be generally compatible in character and	scale and massing of buildings longer than 150 feet along a network-required street or designated public open space, or any building greater than 30,000 horizontal square feet on any side, shall be minimized by utilizing at least three (3) options below:
et: Sav ts and	quality with materials used on nearby buildings, plazas and streetscapes, taking into consideration differences associated with parking structures.	 Provide a minimum four (4) foot step back for buildings taller than four stories (excluding basement conditions) above the first floor or second floor;
concepts	2. All Permissible Parking Areas that face Turner Avenue adjacent to Required Open Spaces shall be screened at a level that exceeds the Ordinance requirement. The first floors of any parking structures that face streets or require Open Spaces shall be screened from view and designed to encourage and complement pedestrian-scale activity and shall incorporate at least	 Provide varied roof lines through the use of slopes, modulated building heights, gables, dormers or innovative architectural solutions;
the co	 three (3) of the following design features: works of art; 	 Utilize corners to provide visual interest at the pedestrian level as well as to differentiate roof lines or highlight ground floor uses;
with	• fountains and pools;	 Provide architectural protrusion to accentuate enclosed balconies;
together	 covered porches, canopies, awnings or sunshades; street furniture; 	 Provide amenity landscaping, such as a sitting area with arboring; and/or Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of scale and/or
ent, to	02309-001/00270863-8 5	Any other architectural improvements as allowed by the Ordinance to improve the visual aesthetics of scale and/or massing. 02309-001/00270863-8 6
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IV. Development Areas and Conversion Rights

including conversions.

rooms, including conversions,

service uses shall be interchangeable provided that:

ii. the total amount of retail square footage shall not exceed 47,000 square feet.

area, by way of private/public partnership effort or other public sector project support.

shall be provided prior to the issuance of the first certificate of occupancy for Area A.

shall be provided prior to the issuance of the first certificate of occupancy Area A.

improvements throughout the Site based on the following development triggers:

first building certificate of occupancy for Area A.

the area in accordance with the following implementation provisions:

1. At the intersection of S Turner Avenue and Site Access Road A:

2. At the intersection of S Turner Avenue and Coxe Avenue:

3. Pedestrian Improvements:

Rozzelles Ferry Road).

as defined per the building code:

on the back side of the building.

VII. <u>Parking Areas, Access and Circulation Design Guidelines.</u>

VIII. <u>Pedestrian Access and Circulation Design Guidelines</u>

and/or other pedestrian features.

IX. Open Space and Amenity Areas.

X. Landscaping and Screening

02309-001/00270863-8

designee

floor use.

the Rezoning Plan.

hardship.

02309-001/00270863-8

feet of gross floor area; and

V. Transportation

Conversion Rights

(a) Subject to the restrictions, limitations, and transfer/conversion rights listed below, the principal buildings constructed within Development Areas may be developed with: (i) up to 290,000 square feet of gross floor area of commercial non-residential

i. In the event that 650 residential units are not constructed on the Site, unused residential units may be converted to commercial square footage at a rate of 1,000 square feet of commercial uses per one (1) residential dwelling unit so

ii. Unused commercial square footage may be converted to hotel rooms at a rate of one (1) hotel room per 1,000 square feet of unused commercial square footage. However, at no point shall the total number of hotel rooms exceed 150

iii. Unused residential units may be converted to hotel rooms at a rate of one (1) hotel room per one (1) residential unit so

converted. However, at no point shall the total number of hotel rooms exceed 150 rooms, including conversions. (b) For purposes of the development limitations set forth in these Development Standards, the following items will not be counted

as part of the allowed gross floor area (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

(c) The total square feet of gross floor area devoted to office uses and other commercial uses such as retail, restaurant and personal

i. the total square feet of gross floor area of all such office and other commercial uses does not exceed 290,000 square

(a) All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be

(b) On-site Improvements. The Petitioner shall commit to substantially complete the following Site frontage street

1. Improvements along both sides of the Site's frontage of Gardner Avenue, to be improved to streetscape conditions as

Improvements along both sides of the Site's frontage of <u>Chamberlain Avenue</u>, to be improved to streetscape conditions as depicted in the cross-sections provided on Sheet RZ-05, or as otherwise mutually agreed upon in coordination with CDOT,

3. Improvements to the Site's frontage of South Turner Avenue, to be improved to streetscape conditions as depicted in the

4. Improvements to the new Road A, as generally depicted on the Rezoning Plan shall be provided as depicted in the crosssections on Sheet RZ-05, or as otherwise mutually agreed upon in coordination with CDOT, prior to the issuance of the

(c) Off-site Improvements. Petitioner shall provide or cause to be provided on its own or in cooperation with other parties who

b. Installation of stop-control on all three approaches to create an all-way stop condition; and c. Installation of a 25 miles per hour (mph) posted speed limit sign along S Turner Avenue.

a. Installation of stop-control on all three approaches to create an all-way stop condition.

may implement portions of the improvements, the improvements set forth below to benefit overall traffic patterns throughout

a. Construction of the eastbound approach with one ingress and one egress lane and an internal protected stem of 100

a. Construction of two (2) pedestrian crossings along Rozzelles Ferry Road, one west of Turner Avenue and one at Stewart Avenue. The required signing/signaling of this crossing should be confirmed with CDOT; and b. Construction of a north-south greenway alignment for a shared-use path connection through the proposed Site to

11. In order to further break up the length of Residential Building 9, as labeled on the Rezoning Plan, the Petitioner shall

12. If non-residential uses are not oriented to an existing or new network required street and cannot meet the design standards for blank wall articulation (for example, modular commercial, pre-existing conditions contributing to site character, and/or

(d) Maximum Building Height. Maximum building height shall be limited as described below, exclusive of basement conditions

2. In Area A2, the building height may not exceed seventy (70) feet or four (4) stories fronting Chamberlain Avenue and

4. In Area B, the building height may not exceed seventy (70) feet or four (4) stories fronting Chamberlain Avenue and may

5. In Area C, the building height may not exceed the existing height of the Savona Mill building, exclusive of roof conditions, such as but not limited to rooftop amenity decks, and minor deviations.

(a) Structured parking facilities, if provided, shall be designed to encourage and complement pedestrian-scale interest and activity

(b) Openings at the street level are limited to vehicular entrances, pedestrian access to the structure, and ventilation openings. All

(c) If an exposed parking structure is located at a street corner, the corner of the parking structure shall be activated with ground

(d) On-site loading docks and waste areas shall be separated and/or screened from view at ground level from primary building

(f) A minimum two (2) foot wall shall be provided along the Site's northern frontage of Chamberlain Avenue where surface parking

is located adjacent to the street in order to screen headlights along Chamberlain Avenue, in the location as generally depicted on

(a) Along the Site's internal streets, the Petitioner will provide a sidewalk and a cross-walk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public and private streets

(b) Where walkways occur along building walls, a walkway width of at least six (6) feet must be maintained clear of main door

(c) Subject to the optional provision set forth above, deviations from typical sidewalk and planting strip requirements are allowable upon approval by CDOT and the Planning Director. Any changes to dimensional requirements are allowable only in cases of

(a) <u>Urban Open Spaces</u>: New development within the Site shall meet the Urban Open Space requirements of the MUDD district.

specialty graphics, landscaping, specialty paving, seating areas, signage, art work and/or other site elements.

landscaping area shall be a minimum depth of ten (10) feet and be planted to Class C buffer standards.

7

(b) <u>Amenitized Publicly Accessible Open Space</u>: Prior to the issuance of a certificate of occupancy for greater than 100,000 square

(a) The Petitioner shall provide a minimum six (6) foot tall opaque fence and enhanced landscaping along the Site's property

boundary adjacent to single-family homes along Rozzelles Ferry Road, as generally depicted on the rezoning plan. The

feet of development throughout the Site, the Petitioner shall provide at least 10,000 square feet of amenitized, publicly accessible open spaces designed as amenity areas throughout the Site. The majority of the required open space will be at the ground level in locations that are visible and accessible from streets or sidewalks. These areas may include elements such as: water features,

emergency exits, with emergency exits only requiring a walkway width of at least six (6) feet.

Petitioner shall provide open spaces throughout the Site in accordance with the following standards:

swings, shopping cart storage, and temporary trash or similar impediments. Main door swings are to be distinguished from

(e) If structured parking is provided, parking on all levels of parking decks shall be screened from view with decorative or 3

<u>___</u>

Turner Avenue and may increase to a maximum of five (5) stories behind to create a 4/5 split building that exceeds 70 feet

1. In Area A1, the building height may not exceed seventy (70) feet or four (4) stories.

3. In Area A3, the building height may not exceed ninety (90) feet or six (6) stories.

on the ground floor and be architecturally compatible with primary buildings on all levels.

such openings shall be decorative and be an integral part of the overall building design.

increase to a maximum of five (5) stories, in excess of 70 feet on the back side of the building.

fire code limitations), alternative innovative design solutions may be considered for approval by the Planning Director or

ensure that Building 9 contains undulation of a minimum depth of two (2) feet to interrupt building length that exceeds 105 feet, on both sides of the building (both fronting Chamberlain Avenue and facing toward the proposed parking lot toward

CLDSM standard detail number 10.42, with a minimum width of 12' and constructed of materials such as asphalt, gravel, or concrete, in the location as generally depicted on the Rezoning Plan and phased per the Rezoning Plan. It is understood that the City of Charlotte is neither permitting nor denying the Petitioner from constructing this public

cross-sections provided on Sheet RZ-05, or as otherwise mutually agreed upon in coordination with CDOT, shall be provided prior to the issuance of the first building certificate of occupancy for either Area A or Area C, whichever comes

depicted in the cross-sections provided on Sheet RZ-05, or as otherwise mutually agreed upon in coordination with CDOT,

undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the

level (parking for outdoor dining areas will be provided as required by the Ordinance or these Development Standards).

converted. However, at no point shall the total amount of commercial square footage exceed 390,000 square feet,

uses permitted by right and under prescribed conditions; and (ii) up to 650 residential dwelling units.

									23/21 TRH /17/21 TRH /13/21 TRH ATE BY
(d) Dha	the pathw	the benefit of the public. T ray unless otherwise coordi Improvements:			e ongoing reason	able maintenance of			05/ 04/ D/
1. E ti 2. E is 3. F	mprovements at he issuance of th mprovements at ssuance of the fi Pedestrian Impro	the intersection of S Turn ac first certificate of occupate the intersection of S Turn rst certificate of occupancy wements shall be approved i-family residential develop	ncy for Area C (the m her Avenue and Coxe for Area A (the multi- and constructed prio	ill building); Avenue shall be ap family residential de	proved and conservelopment); and	structed prior to the	•		COMMENTS COMMENTS COMMENTS
1. N fi	orth below. It i	Streets: ts within the Site shall be s understood that the route as reasonably necessary to	s for such internal ve	hicular and pedestria					CITY CON CITY CON CITY CON SIONS
2. li	nternal vehicula edevelopment (i	ar and pedestrian connec ncluding adaptive reuse of access to the development	tions, as generally d existing buildings) oc	epicted on the Re					PER PER REV
F	Iowever, this sh	rate streets will have recor all not preclude Petitioner public markets, concerns, b	from temporarily clos	ing internal private s	treets for, but no				RE VISED RE VISED RE VISED
ta d a	o structured par letermined durin applicable statute	poposed street locations, oth rking facilities shall be al- ing the design process and es, ordinances and regulati s and egress movements or	lowed. The exact me hereafter with approvous such as subdivision	umber and location al from appropriate m and driveway regu	of vehicular ac governmental au ilations. Petition	cess points will be athorities, subject to ner, in its discretion			M V L 0 0.
a e d p o	butting or inter- experience (inclu- lesign of any de- permit process.	eserves the right to request nal to the Site in order to iding within intersections a eccorative pavement element Furthermore, the Petition DOT before any decorative	designate and define uch as multimodal pla ts proposed within the uer understands that	pedestrian crossings azas or speed tables) ae public right-of-wa an encroachment an	in order to enh The Petitioner with CDOT of d maintenance	ance the pedestrian will coordinate the luring the driveway agreement must be	1 9 7	Ļ	с. NC 28202
6. Т	The alignment o	of the internal public and t to CDOT's final approva		lar circulation and	driveways may	be modified by the		0	INCIATES, INC. HARLOTTE, N S1 M
coord	dination with th	l dedicate and convey a p e Mecklenburg County Pa June 25, 2019, and shall co	rk and Recreation De	partment (MCPR), a	is shown on the	exhibit to MCPR's	3	Ť	SSOCIAT CHARL 5131 COM
0.03- rease	-acre portion of	land to accommodate and istent with the intent of th	or complement MCP	R's Stewart Creek (Freenway plan, v	where commercially	7		AS 3-5 8N.0
(g) Subs comp	stantial Comple pletion of the roa	etion. Reference to "subs adway improvements in ac	cordance with the stan	dards set forth herei	n, however, in th	e event certain non-	-		RN AND SUITE 20 704–33. LEY–HOF
to ol abov	btain a certificate, then CDOT	provements (as reasonably te of occupancy for build will allow applicable auth	ng(s) on the Site in orities to allow the i	connection with rela ssuance of certificat	ted developmentes of occupancy	t phasing described 7 for the applicable			KIMLEY-HORN AI NN STREET SUITE PHONE: 704 WWW.KIMLEY-H
at the	e time such a cei	the vent the Petitioner may	ued to secure completi	on of the applicable	improvements.				N STR PHC WWV
possi the C	ible without the City Real Estate	ability. It is understood t acquisition of additional r Services for Developers: A	ght-of-way. If after the observation of the observa	he exercise of dilige oper Requirements 1	nt good faith eff <i>o Acquire / Gra</i>	orts, as specified by nt Utility Easements	7	Ξ	2021 KIN TRYON
any s Engi	such additional 1 neering Division	rty Owners to the City of C right-of-way upon commer n or other applicable agence	cially reasonable terms y, department or gove	s and at market price ernmental body agre	es, then CDOT, t e to proceed wit	he City of Charlotte h acquisition of any			© 2 South
any s any s	such acquisition such land and th	vent, the Petitioner shall rei proceedings including com he expenses of such proceed	pensation paid by the dings. Furthermore, i	applicable agency, on the event public r	lepartment or go badway improve	vernmental body for ments referenced in	r		200 SC
then approx	the Petitioner w opriately matche	are delayed because of del vill contact the Planning D es the scale of the develop	epartment and CDOT ment proposed to the	regarding an approp public infrastructure	riate infrastructu mitigations. If	re phasing plan that after contacting the	t -		20
addit on th	tional right-of-w	nt and CDOT to determin vay extends beyond the time ction with related developm	e that the Petitioner seent phasing described	eeks to obtain a Cert above, then CDOT	ificate of Occup will instruct app	ancy for building(s) licable authorities to)		NO
good of cr	l faith efforts to a redit or a bond	f certificates of occupancy is complete the applicable roa for any improvements no plicable improvements.	d-way improvements;	in such event the Pe	titioner may be a	asked to post a letter	r l		r UK UCTI
									DWN CONSTRUCTI TRH RBD
Chamb		provide a low wall and/ where surface parking is loc r res					f	KHA PROJECT 019292023 DATE 01/06/2021	SCALE AS SHOWN DESIGNED BY TRH DRAWN BY TRH CHECKED BY RBD
(b) The lo approv	ocation, size and val as part of the	mply with the Charlotte Tr I type of storm water may full development plan sub ccommodate actual storm y	nagement systems dep mittal and are not imp	licitly approved with	n this rezoning.	Adjustments may be			<u>۲</u> ۵
Storm	Water Services arlotte Storm Wa	nny SWIM/PCSO Buffer s and mitigated if required by ater Services.							DTES
throug any of	hout the Site as the uses located	be viewed as a Planned allowed by the Ordinance a on the Site. ned in Optional Provision S	nd provisions below.	The allowed signs n	ay contain ident	ification signage for	r		
	dinance.	ica in Optional Provision .	eenon 2.1. shan oo pe		o those anowed	under Chapter 15 of			
(a) All ne	w lighting shall	be full cut-off type lightin and parking areas.	g fixtures excluding le	ower, decorative ligh	nting that may be	e installed along the	•		
		he Site, except street lights n-residential uses and 25 fe					š		
		lighting shall be downwar		, upward facing acce	ent lighting shall	be permitted.			
(d) Archit XIV. <u>Phasir</u>		may be integrated into build	ling elements.						
required s	idewalks, street	lop the Site in phases and trees and open space am ficate of Occupancy (this r	enities within a parti	cular Development	Area shall be ir	stalled prior to the	•		₽ –
Buildings	within the sam ent Area B shall	he Development Area, un ll not trigger installation o	less otherwise descril	oed herein. Adapti	ve Reuse of Ex	tisting Buildings in	1		
XV. <u>Amen</u>	<u>dments to Rezo</u>								V Z
portion of	the Site affected	e Rezoning Plan may be ap l by such amendment in acc	ordance with the prov				ı		AL
(a) If thi	is Rezoning Peti	Rezoning Documents and ition is approved, all condi	tions applicable to de						L CA
Petit	ioner and the cu	mended in the manner pro rrent and subsequent owner evelopment Standards, the	s of the Site and their	respective successor	s in interest and a	assigns.		<u> </u>	
heirs	, devisees, perso	onal representatives, success to may be involved in any f	sors in interest and as	signs of the Petition				ΣŻ	
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								ୁ ାରି -	
EXISTING BUILDING (ADDRESS) 528 S TURNER AVE	BEGINNING SF 178,870	EXPANDED SF ALLOWANCE (15% MAX) 26,831	ACTUAL EXPANSION	EXPANSION D		DATE OF EXPANSIO PERMIT	DN % OF SITE TOTAL OCCUPANCY	-	O LO
401 S GARDNER AVE 411 S GARDNER AVE	4,852 60,180	728 9,027							
2426 CHAMBERLAIN AVE	24,544	3,682]	r number

RZ-04

