

**VICINITY MAP** N.T.S.

**REZONING SUMMARY:**  
 PETITIONER: TREVI PARTNERS, LLC  
 55 MIDTOWN PARK EAST  
 MOBILE AL, 36606  
 PROPERTY OWNER: TREVI PARTNERS, LLC  
 55 MIDTOWN PARK EAST  
 MOBILE AL, 36606

**REZONING SUMMARY:**  
 REZONING SITE AREA: 45.31± ACRES  
 TAX PARCEL #: 051-091-09, 051-091-10, 051-091-11, 051-091-12, 051-091-15, 051-091-16  
 EXISTING ZONING: CC (SPA), UR-C (CD) SPA  
 PROPOSED ZONING: CC (SPA), UR-C (CD) SPA  
 EXISTING USE: VACANT  
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL, COMMERCIAL, OFFICE  
 MIN. SETBACK: (ALONG US 29) 14' FROM RIGHT-OF-WAY  
 MIN. SETBACK: (INTERNAL PUBLIC STREETS) 14' FROM BACK-OF-CURB  
 MAX. SETBACK: (ALONG US 29) 35' FROM RIGHT-OF-WAY  
 MIN. SIDE YARD: 5'  
 MIN. REAR YARD: 20'  
 MAX. BUILDING HEIGHT: SEE DEVELOPMENT SUMMARY  
 MAX. FLOOR AREA RATIO: 3.0  
 REQUIRED MINIMUM PARKING: PER ORDINANCE  
 MAXIMUM PARKING ALLOWED: PER ORDINANCE  
 REQUIRED TREE SAVE: PER ORDINANCE

**GENERAL REZONING NOTES**

1. SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
2. SEE SHEET RZ-200 FOR ZONING EXHIBIT

**DEVELOPMENT SUMMARY**

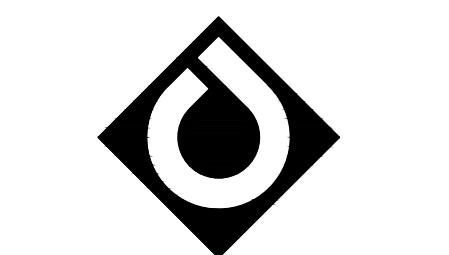
TRACT/USE	UNITS/BEDS/SF	BUILDING HEIGHT (MAXIMUM)
<b>TRACT 1</b>		
MULTI-FAMILY	204 UNITS	70'-0"
INDEPENDENT LIVING / DEPENDENT LIVING / FLEX UNITS (CCRC)	109 UNITS	90'-0"
INDEPENDENT LIVING / DEPENDENT LIVING / FLEX UNITS - ELDERLY (CCRC)	79 UNITS	90'-0"
SKILLED NURSING - ELDERLY (CCRC)	52 UNITS	90'-0"
<b>TRACT 1 TOTAL:</b>	<b>444 UNITS</b>	
<b>TRACT 2</b>		
MEDICAL OFFICE	70,000 SF	70'-0"
HOTEL	125,000 SF (170 ROOMS ±)	90'-0"
<b>TRACT 2 TOTAL:</b>	<b>195,000 SF</b>	
<b>TRACT 3</b>		
COMMERCIAL / RETAIL	100,500 SF	70'-0"
RESTAURANT	9,500 SF	70'-0"
(ADULT DAYCARE)	14,000 SF	70'-0"
<b>TRACT 3 TOTAL:</b>	<b>124,000 SF</b>	
<b>GRAND TOTAL:</b>	<b>444 UNITS/BEDS; 319,000 SF</b>	

**REZONING SUMMARY NOTES:**

1. MULTI-FAMILY (ELDERLY) UNITS SHALL BE RESTRICTED TO THE AGES OF 55 AND OLDER.
2. MEDICAL OFFICE TO BE LOCATED IN TRACT 2 AS NOTED ON PLAN.
3. TREVI VILLAGE IS A MIXED-USE DEVELOPMENT. SHARED PARKING SHALL BE PERMITTED FOR MIXED-USE DEVELOPMENTS AS DEFINED BY THE CITY OF CHARLOTTE ZONING ORDINANCE.
4. PARKING STRUCTURES ARE EXCLUDED FROM BUILDING AREA CALCULATIONS.
5. DRY CLEANING AND LAUNDRY ESTABLISHMENTS TO BE LOCATED IN TRACT 3C.
6. DRY CLEANING AND LAUNDRY ESTABLISHMENTS LIMITED TO 4,500 SQ. FT.
7. EDEE TYPE 1 & 2 (DRIVE-IN, DRIVE-THROUGH) TO BE LOCATED IN TRACT 3. MINIMUM 50 SEAT INDOOR SEATING REQUIRED FOR A DRIVE-IN/DRIVE-THROUGH USE.
8. EDEE MUST COMPLY WITH ZONING ORDINANCE SECTION 12.5.4.6.
9. AUTOMOTIVE SERVICE STATION FOR MINOR ADJUSTMENTS AND REPAIRS ALLOWED PER CC DISTRICT. MAJOR ENGINE WORK IS PROHIBITED.

**LEGEND**

- PROPOSED SIDEWALK
- PROPOSED CURB & GUTTER
- STREET CONNECTION
- DRIVEWAY CONNECTION
- ZONING BOUNDARY
- UNDISTURBED P.C.C.O. BUFFER
- TRACT BOUNDARY
- BUILDING ENVELOPE



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**TREVI PARTNERS, LLC**

55 MIDTOWN PARK EAST  
MOBILE, AL 36606

**TREVI VILLAGE  
SITE PLAN  
AMENDMENT**  
12220 U.S. HIGHWAY 29  
CHARLOTTE, NC 28262

**REZONING PLAN**

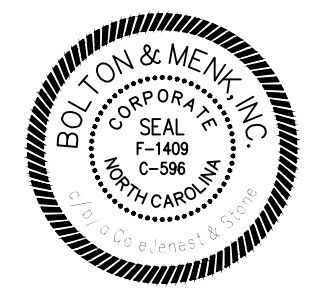
Project No.  
**4004**

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06/23/21

Revised

- 12/13/21 - 1ST CYCLE STAFF COMMENTS
- 01/20/22 - 2ND CYCLE STAFF COMMENTS
- 03/21/22 - CITY COUNCIL COMMENTS



SCALE: 1"=100'  
0 50' 100' 200'

**RZ-100**

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ColeJenest & Stone, P.A. 2020



**DEVELOPMENT STANDARDS**  
JANUARY 20, 2022

**1. DEVELOPMENT SUMMARY - TREVI VILLAGE**

- REZONING PETITION 2021-158
- SITE ACREAGE**  
TOTAL 45.31 +/-
  - TAX PARCELS INCLUDED IN REZONING**  
05109109  
05109110  
05109111  
05109212  
05109215  
05109216
  - EXISTING ZONING**  
COMMERCIAL CENTER, UR-C (CD)
  - PROPOSED ZONING (5-YEAR VESTING IS BEING REQUESTED)**  
COMMERCIAL CENTER - (SITE PLAN AMENDMENT)  
URBAN RESIDENTIAL - (CONDITIONAL ZONING DISTRICT)
  - EXISTING AND PROPOSED USES**  
EXISTING - VACANT  
PROPOSED - RETAIL, COMMERCIAL, AUTOMOTIVE SERVICE STATION, HOTEL, OFFICE, MEDICAL OFFICE, RESIDENTIAL, INDEPENDENT LIVING, DEPENDENT LIVING, ASSISTED LIVING, SKILLED NURSING, FLEX UNITS AND OTHER ALLOWED USES IN THE CC DISTRICT.  
a. ASSISTED LIVING: UNITS THAT PROVIDE ASSISTANCE FOR RESIDENTS WITH CHRONIC CARE NEEDS, EXCLUDING 24-HOUR SKILLED NURSING CARE. ASSISTED LIVING SERVICES INCLUDE HELPING A RESIDENT WITH BATHING, DRESSING, TAKING MEDICATIONS, AND OTHER DAILY ACTIVITIES.  
b. FLEX UNITS: RESIDENTIAL UNITS THAT CAN BE USED AS INDEPENDENT, DEPENDENT OR ASSISTED LIVING UNITS.  
c. COMMERCIAL/RETAIL USES IN THE CC DISTRICT INCLUDE BUT ARE NOT LIMITED TO:  
- **DRY CLEANING AND LAUNDRY ESTABLISHMENTS (MAXIMUM 4,500 SQ. FT. ALLOWED)**  
- **AUTOMOTIVE SERVICE STATION**  
- **RESTAURANT**  
- KITCHEN, COMMERCIAL  
- NURSERIES AND GREENHOUSES  
- PET SERVICES INDOOR  
- EDEE (TYPE 1 & 2, DRIVE-IN, DRIVE-THROUGH)  
- RETAIL ESTABLISHMENTS, SHOPPING CENTERS, AND BUSINESS, PERSONAL AND RECREATION SERVICES PERMITTED IN THE B-1 DISTRICT

**F. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE**

MULTI-FAMILY:	204 UNITS
INDEPENDENT/DEPENDENT LIVING/FLEX UNITS (CCRC):	109 UNITS
INDEPENDENT/DEPENDENT/FLEX UNITS - ELDERLY (CCRC):	79 UNITS
SKILLED NURSING:	52 UNITS
<b>TOTAL</b>	<b>444 UNITS</b>

**G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, COMMERCIAL, ETC.)**  
NOTE: PARKING STRUCTURES EXCLUDED FROM BUILDING AREA CALCULATIONS

OFFICE/MEDICAL OFFICE	70,000 SF
COMMERCIAL/RETAIL/RESTAURANT	110,000 SF
HOTEL	125,000 SF (170 ROOMS)+/-
ADULT DAYCARE	14,000 SF
<b>TOTAL</b>	<b>319,000 SF</b>

- ADDITIONAL SQUARE FOOTAGE BEYOND APPROVED TOTALS SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.  
- HOTEL TO BE LOCATED IN TRACT 2A AS INDICATED ON RZ-100.

- H. FLOOR AREA RATIO (NON-RESIDENTIAL ONLY)**  
319,000 SF / 17.04 AC +/- = 0.43
- I. MINIMUM AND MAXIMUM PARKING REQUIREMENTS SHALL BE PER THE ORDINANCE.**

**2. GENERAL PROVISIONS**

- UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE "THE ORDINANCE" AND THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE "PCCO ORDINANCE" FOR THE CC-SITE PLAN AMENDMENT (CC-SPA) AND URBAN RESIDENTIAL - COMMERCIAL - CD (UR-C-CD) SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE.
- THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY TREVI PARTNERS, LLC TO ACCOMMODATE DEVELOPMENT OF A MIXED USE, NEIGHBORHOOD-SIZE CENTER ON AN APPROXIMATELY 45.31 +/- ACRE SITE LOCATED ON NORTH TRYON STREET BETWEEN I-485 AND THE CABARRUS COUNTY LINE (THE "SITE"). THE SITE CURRENTLY CONSISTS OF SIX (6) DISTINCT TAX PARCELS, EACH OF WHICH IS OWNED BY TREVI PARTNERS, LLC (TP) AS WELL AS A PORTION OF A TRACT (TAX PARCEL ID# 05108124) OWNED BY THE CITY OF CHARLOTTE. THE PORTION OF THE CITY OF CHARLOTTE'S PROPERTY CONSISTS OF A SIXTY FOOT (60') WIDE PRIVATE DRIVEWAY PROVIDING ACCESS TO AND FROM THE MALLARD CREEK WASTEWATER TREATMENT PLANT. TREVI PARTNERS, LLC WILL CONVERT EXISTING PRIVATE DRIVEWAY SERVING MALLARD CREEK WASTEWATER TREATMENT PLANT TO A PUBLIC STREET. TREVI PARTNERS, LLC WILL MAINTAIN ACCESS TO THE WASTEWATER PLANT DURING CONSTRUCTION.
- THE SITE SHALL BE VIEWED AS A UNIFIED DEVELOPMENT PLAN AS SUCH; THE PETITIONER MAY SUBDIVIDE THE SITE AND CREATE LOTS WITHIN THE INTERIOR OF THE DEVELOPMENT WITH NO PUBLIC STREET FRONTAGE OR SIDE AND/OR REAR YARD AS PART OF A UNIFIED DEVELOPMENT PLAN.
- PROPOSED BUILDING LOCATIONS MAY BE REVISED WITHIN THE PROPOSED BUILDING ENVELOPES INDICATED ON THE REZONING PLAN RZ-100 IN ACCORDANCE WITH SECTION 6.207 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- THE AUTOMOTIVE SERVICE STATION SHALL BE LOCATED IN TRACT 3B AS NOTED ON SHEET RZ-100.
- ALL BUILDINGS USING A 14-FOOT SETBACK SHALL COMPLY WITH CHAPTER 11, SECTION 11.405(7)(a)(i)(c)(9)(e) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

**3. TRANSPORTATION**

- THE PETITIONER SHALL DEDICATE IN FEE SIMPLE AND RESERVE FOR PUBLIC STREET RIGHT-OF-WAY TO CDOT/NC DOT AS DEPICTED AND LABELED.
- IT IS ANTICIPATED THAT PILOT AVENUE AND TREVI VILLAGE BOULEVARD SHALL BE PUBLICLY DEDICATED AND CONVEYED TO THE CITY OF CHARLOTTE. IT IS ANTICIPATED THAT THE REMAINING ROADWAYS SHALL BE PRIVATELY MAINTAINED.
- THE CONSTRUCTION OF PILOT AVENUE WILL BE IN ACCORDANCE WITH THE LAND SWAP AGREEMENT BETWEEN THE CITY OF CHARLOTTE AND THE PETITIONER AS NOTED IN SECTION 2: GENERAL PROVISIONS.
- THE PETITIONER SHALL FOLLOW THE CURRENT SUBDIVISION ORDINANCE AND CONSTRUCT TREVI VILLAGE BOULEVARD AND ST. MARGARETS WAY TOWARDS TAX PARCEL #051-091-05. THE PETITIONER SHALL ALSO PROVIDE PRELIMINARY ENGINEERING PLANS TO DETERMINE THE VERTICAL AND HORIZONTAL CONTROL OF THE FUTURE TREVI VILLAGE BOULEVARD AND ST. MARGARETS WAY CONNECTIONS ACROSS THE CREEK (SEE SUBDIVISION ORDINANCE FOR DETAILS). TO THE MOST PRACTICAL EXTENT POSSIBLE, THE PETITIONER WILL EXTEND THE STREET TO THE PROPERTY LINE FOR FUTURE CONNECTION.
- THE PETITIONER WILL DEDICATE IN FEE SIMPLE THE NECESSARY RIGHT-OF-WAY FEE SIMPLE TITLE TO ACCOMMODATE THE PROPOSED IMPROVEMENTS ON US 29 PLAN, DATED JUNE 2010 (REVISED JULY 2010 & JUNE 2016).
- TRANSPORTATION IMPROVEMENTS WILL BE CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT.
- THE PETITIONER AGREES TO INSTALL A TRAFFIC SIGNAL AT THE INTERSECTION OF PROPOSED TREVI VILLAGE BOULEVARD AND U.S. HIGHWAY 29 AT THE TIME DICTATED BY CDOT AND/OR NCDOT. THE PETITIONER SHALL ENTER INTO A DEVELOPER TRAFFIC SIGNAL AGREEMENT WITH CDOT. THIS AGREEMENT SHALL BE EXECUTED BEFORE THE SITE'S FIRST BUILDING PERMIT IS ISSUED, TO INSURE THE TRAFFIC SIGNAL EQUIPMENT IS PURCHASED AND SIGNAL DESIGN IS COMPLETED AND IMPLEMENTED BEFORE THE FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. PETITIONER SHALL BE RESPONSIBLE FOR 100% OF THE COST OF THE SIGNAL, INCLUDING

INTERCONNECTION COST TO ADJACENT TRAFFIC SIGNALS AND ANY PEDESTRIAN SIGNALS AND ASSOCIATED CURB RAMP IMPROVEMENTS, BEFORE THE TRAFFIC SIGNAL CAN BE IMPLEMENTED. THE PETITIONER SHALL BE RESPONSIBLE OF THE IMPLEMENTATION COSTS TO PROPERLY ALIGN THE SITE'S MAIN ENTRANCE TO THE EXISTING CAPRINGTON AVENUE ACROSS US 29.

- FINAL LOCATION FOR DRIVEWAY CONNECTIONS TO US 29 WILL BE CONFIRMED DURING THE DRIVEWAY PERMIT REVIEW PROCESS APPROVED BY BOTH NCDOT AND CDOT.
- PUBLIC VS. PRIVATE STREETS**  
  
PROPOSED PUBLIC STREETS  
PILOT AVENUE  
TREVI VILLAGE BOULEVARD  
  
PROPOSED PRIVATE STREETS  
TREVI PLACE  
ST. MARGARETS WAY
- PARKING LOCATION - SURFACE OR DECKED:**  
  
SITE PARKING WILL BE PROVIDED PRIMARILY WITH SURFACE PARKING.
- TREVI VILLAGE IS CLASSIFIED AS A MIXED USE DEVELOPMENT. SHARED PARKING IS PERMITTED FOR MIXED USE DEVELOPMENTS PER THE CITY OF CHARLOTTE ZONING ORDINANCE.
- TRANSIT FACILITIES:**  
  
THE PETITIONER WILL PROVIDE A CATS BUS SHELTER AND WAITING PAD FOR THE DEVELOPMENT. THE LOCATION OF THE BUS SHELTER SHALL BE APPROVED BY CATS BEFORE TRACT 1A CONSTRUCTION PLANS ARE APPROVED BY THE CITY.
- DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHT-OF-WAY TO THE CITY IS REQUIRED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY BE SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
- ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS FOR TREVI PLACE AND ST. MARGARETS WAY SO LONG AS THESE PRIVATE STREETS ARE APPROVED AND CONSTRUCTED PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR ANY BUILDING LOCATED WITHIN TRACT 3C.
- 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 UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH EASTERN MECKLENBURG AREA, BY WAY OF A PRIVATE/PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

**4. ARCHITECTURAL STANDARDS**

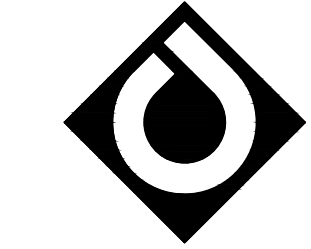
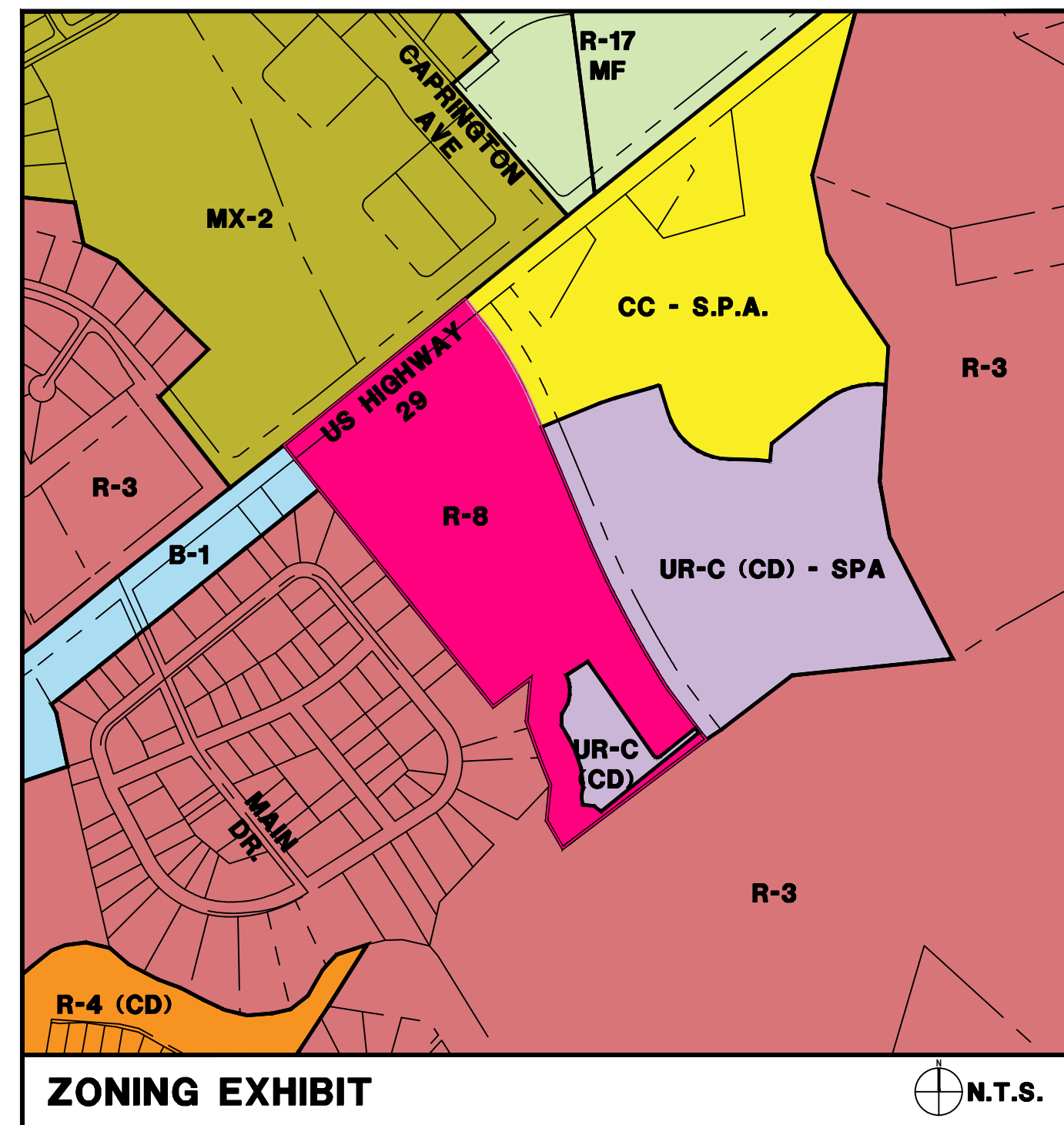
- THE FOLLOWING ADDITIONAL DESIGN AND ARCHITECTURAL TREATMENTS SHALL APPLY TO RESIDENTIAL USES ON THE SITE FOR ALL STREET-FACING FACADES:
- THE PORTION OF THE BUILDING EXTERIORS LOCATED BELOW THE ROOF LINE AND WITH THE EXCEPTION OF WINDOWS, DOORS, GARAGE DOORS, ARCHITECTURAL ACCENTS, FENESTRATION AND WALL SIGNAGE SHALL BE COMPOSED OF BRICK, STONE, CULTURED STONE, OTHER QUALITY MASONRY PRODUCTS TO 25% OF EACH BUILDING EXTERIOR. HARDY PLANK MAY BE USED TO PROVIDE ARCHITECTURAL ACCENTS AND DETAIL UP TO 10% OF EACH BUILDING EXTERIOR. THE REMAINING PORTIONS OF THE BUILDING FACADE SHALL BE COMPOSED OF STUCCO.
  - NO VINYL SIDING SHALL BE USED IN THE CONSTRUCTION OF THE UNITS.
  - EIFS OR SIMILAR SYNTHETIC SIDING MATERIALS SHALL BE ALLOWED ON STORIES ABOVE THE GROUND FLOOR ONLY (2ND FLOOR AND ABOVE).
  - DORMERS, PITCHED ROOFS, ARCHITECTURAL FENESTRATION AND ACCENTS SHALL BE INCORPORATED INTO THE BUILDING DESIGN.
  - LARGE EXPANSES OF SOLID WALLS EXCEEDING 20 LINEAR FEET FOR THESE BUILDINGS WILL BE AVOIDED THROUGH THE INTRODUCTION OF ARTICULATED FACADES AND OTHER SPECIALLY DESIGNED ARCHITECTURAL ELEMENTS.
  - TREATMENT OF SOLID WASTE AND RECYCLING ENCLOSURES:  
  
DUMPSTER AREAS WILL BE ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE ENCLOSURE WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THEN THE SIDE OR REAR WALL OF THAT BUILDING MAY BE SUBSTITUTED FOR A SIDE.

**5. STREETScape AND LANDSCAPING**

- ALL PUBLIC STREETS WILL HAVE A MINIMUM 8' PLANTER STRIP AND 8' SIDEWALK.
  - ALL PUBLIC STREET WILL ADHERE TO THE CITY OF CHARLOTTE URBAN STREET DESIGN GUIDELINES.
  - VEGETATIVE SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 6. ENVIRONMENTAL FEATURES**
- PCCO TREATMENT AND BUFFERS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE PROPOSED REZONING PLAN.
  - THE PETITIONER WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
  - THE SITE SHALL CONSIST OF +/-45.31 ACRES AS SHOWN ON THE APPROVED PLAN AND SHALL COMPLY WITH THE TREE SAVE AREA (TSA) PROVISIONS OF THE ORDINANCE. PRIOR TO ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY ON THE SITE, PETITIONER, IF UNABLE TO SATISFY ALL OF THE TSA REQUIREMENTS FOR THE SITE VIA TREE PROTECTION OR REPLANTING ON THE SITE, SHALL MEET THE TSA REQUIREMENTS FOR THE SITE AS FOLLOWS:

- PAYMENT OF MITIGATION FEES IN LIEU OF PROVIDING TREE SAVE AREA REQUIRED FOR SITE, OR
  - AGREEMENT WITH CITY OF CHARLOTTE OR OTHER PARTY TO ALLOW USE OF OFF- SITE PROPERTY TO MEET THE TREE SAVE AREA REQUIREMENTS FOR THE SITE; OR
  - COMBINATION OF PAYMENT OF MITIGATION FEES AND USE OF CITY OF CHARLOTTE OR OTHER PARTY PROPERTY TO MEET TREE SAVE AREA REQUIREMENTS.
- 7. PARKS, GREENWAYS AND OPEN SPACE**
- RESERVED.
- 8. LIGHTING**
- ALL FREE STANDING LIGHTING FIXTURES INSTALLED WITHIN THE SITE WILL BE UNIFORM IN DESIGN.
  - ALL PARKING LOT LIGHTING ON SITE SHALL BE CAPPED, DOWNWARDLY DIRECTED AND FULLY SHIELDED.
  - ANY LIGHTING ATTACHED TO A BUILDING ON SITE SHALL BE CAPPED AND DOWNWARDLY DIRECTED.
  - WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED.
  - A LIGHTING PLAN SHALL BE SUBMITTED SHOWING ZERO FOOT CANDLES AT THE RESIDENTIAL PROPERTY LINES.
- 9. OTHER**
- APPLICABLE REQUIREMENTS REGARDING SOLID WASTE, DUMPSTER, COMPACTOR AND RECYCLING AREAS SHALL BE ADHERED TO.

- IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
- THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "PETITIONER" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.



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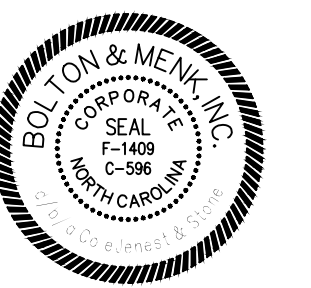
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