

**SURVEY DISCLAIMER**  
 ALTA/ASCM LAND TITLE SURVEY ISSUED JUNE 6, 2010, PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 120 HAWTHORNE LANE, CHARLOTTE, NC 28204, (704) 376-2186.

**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 SITE AREA:	45.31± ACRES
TAX PARCEL #:	051-091-09, 051-091-10, 051-091-11, 051-091-12, 051-091-13, 051-091-16
EXISTING ZONING:	CC (SPA), UR-C (SPA)
PROPOSED ZONING:	CC (SPA), UR-C (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 PARKING:	SEE DEVELOPMENT SUMMARY
REQUIRED TREE SAVE:	PER ORDINANCE

**GENERAL REZONING NOTES**

- SEE SHEET RZ-200 FOR DEVELOPMENT STANDARDS
- SEE SHEET RZ-200 FOR ZONING EXHIBIT

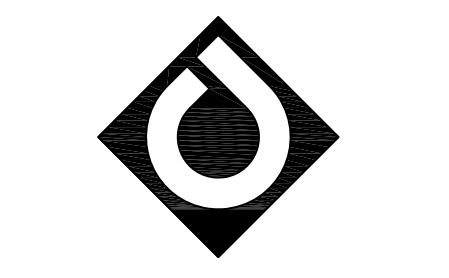
**LEGEND**

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

**DEVELOPMENT SUMMARY**

TRACT/USE	UNITS/BEDS/SF	PARKING RATIO (MINIMUM)	PARKING SPACES (REQUIRED)	BUILDING HEIGHT (MAXIMUM)
<b>TRACT 1</b>				
MULTI-FAMILY	204 UNITS	1.5 SPACE/UNIT	306 SPACES	70'-0"
INDEPENDENT LIVING / DEPENDENT LIVING / FLEX UNITS (CCRC)	109 UNITS	1 SPACE/UNIT	109 SPACES	90'-0"
INDEPENDENT LIVING / DEPENDENT LIVING / FLEX UNITS - ELDERLY (CCRC)	79 UNITS	.25 SPACE/UNIT	20 SPACES	90'-0"
SKILLED NURSING - ELDERLY (CCRC)	52 UNITS	.25 SPACE/UNIT	13 SPACES	90'-0"
<b>TRACT 1 TOTAL:</b>	<b>444 UNITS</b>		<b>448 SPACES</b>	
<b>TRACT 2</b>				
MEDICAL OFFICE	70,000 SF	1 SPACE / 250 SF	280 SPACES	70'-0"
HOTEL	125,000 SF (170 ROOMS ±)	1 SPACE / ROOM	170 SPACES	90'-0"
<b>TRACT 2 TOTAL:</b>	<b>195,000 SF</b>		<b>450 SPACES</b>	
<b>TRACT 3</b>				
COMMERCIAL / RETAIL	100,500 SF	1 SPACE / 250 SF	402 SPACES	70'-0"
RESTAURANT	9,500 SF	1 SPACE / 75 SF	127 SPACES	70'-0"
(AUTOMOTIVE SERVICE STATION)	14,000 SF	1 SPACE / 250 SF	56 SPACES	70'-0"
<b>TRACT 3 TOTAL:</b>	<b>124,000 SF</b>		<b>585 SPACES</b>	
<b>GRAND TOTAL:</b>	<b>444 UNITS/BEDS; 319,000 SF</b>		<b>1,483 SPACES</b>	

- NOTES:**
- MULTI-FAMILY (ELDERLY) UNITS SHALL BE RESTRICTED TO THE AGES OF 55 AND OLDER.
  - MEDICAL OFFICE TO BE LOCATED IN TRACT 2 AS NOTED ON PLAN.
  - 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.
  - PARKING STRUCTURES ARE EXCLUDED FROM BUILDING AREA CALCULATIONS.



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- Land Planning
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- Civil Engineering
- Urban Design

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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

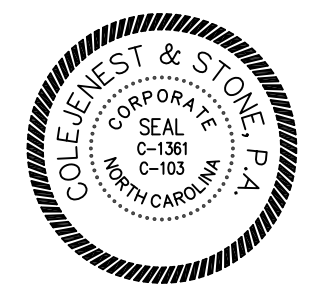
**REZONING PLAN**

Project No.  
**4004**

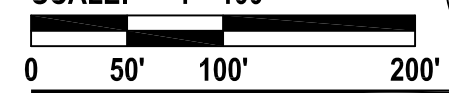
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06/23/21

Revised



SCALE: 1"=100'



**RZ-100**

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DEVELOPMENT STANDARDS  
JUNE 23, 2021

1. DEVELOPMENT SUMMARY - TREVI VILLAGE

- REZONING PETITION 2021-XXX
- A. SITE ACREAGE  
TOTAL 45.31 +/-
- B. TAX PARCELS INCLUDED IN REZONING  
05109109  
05109110  
05109111  
06409212  
05109210  
05109216
- C. EXISTING ZONING  
COMMERCIAL CENTER, UR-C (CD)
- D. PROPOSED ZONING (5-YEAR VESTING IS BEING REQUESTED)  
COMMERCIAL CENTER - (SITE PLAN AMENDMENT)  
URBAN RESIDENTIAL - COMMERCIAL - (SITE PLAN AMENDMENT)
- E. 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.  
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.

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 (CCRC):	52 UNITS
TOTAL	444 UNITS

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)+/-
(AUTOMOTIVE SERVICE STATION)	14,000 SF
TOTAL	319,000 SF

- 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. NUMBER AND/OR RATIO OF PARKING SPACES - RESIDENTIAL

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

204/444 UNITS = MULTI-FAMILY @ 1.5/UNIT	= 306 SPACES
109/444 UNITS = MULTI-FAMILY @ 1/UNIT	= 109 SPACES
79/444 UNITS = MULTI-FAMILY (ELDERLY) @ 0.25/UNIT	= 20 SPACES
52/444 UNITS = SKILLED NURSING @ 0.25/UNIT	= 13 SPACES
TOTAL RESIDENTIAL (MULTI-FAMILY) SPACES	= 448 SPACES REQUIRED

NUMBER AND/OR RATIO OF PARKING SPACES - NON-RESIDENTIAL

COMMERCIAL/RETAIL:	100,500 SF
HOTEL:	125,000 SF (170 ROOMS)
RESTAURANT:	9,500 SF
MEDICAL OFFICE:	70,000 SF
(AUTOMOTIVE SERVICE STATION)	14,000 SF
TOTAL	319,000 SF

COMMERCIAL/RETAIL @ 1 SP / 250 SF	= 402 SPACES
HOTEL @ 1 SP / ROOM	= 170 SPACES
RESTAURANT @ 1 SP / 75 SF	= 127 SPACES
MEDICAL OFFICE @ 1 SP / 250 SF	= 280 SPACES
(AUTOMOTIVE SERVICE STATION @ 1 SP / 250 SF)	= 56 SPACES
TOTAL NON-RESIDENTIAL SPACES	= 1,035 SPACES REQUIRED

2. GENERAL PROVISIONS

- A. 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.
- B. 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.
- C. 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.
- D. 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.
- E. THE AUTOMOTIVE SERVICE STATION SHALL BE LOCATED IN TRACT 3B AS NOTED ON SHEET RZ-100.
- F. ALL BUILDINGS USING A 14-FOOT SETBACK SHALL COMPLY WITH CHAPTER 11, SECTION 11.405(7)(a)(b)(c)(d)(e) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

3. TRANSPORTATION

- A. THE PETITIONER SHALL DEDICATE IN FEE SIMPLE AND RESERVE FOR PUBLIC STREET RIGHT-OF-WAY TO CDOT/NC DOT AS DEPICTED AND LABELED.
- B. 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.
- C. 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.

D. 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.

E. 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).

F. TRANSPORTATION IMPROVEMENTS WILL BE CONSTRUCTED IN CONJUNCTION WITH DEVELOPMENT.

G. 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 NC DOT. 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 FOR THE IMPLEMENTATION COSTS TO PROPERLY ALIGN THE SITE'S MAIN ENTRANCE TO THE EXISTING CAPRINGTON AVENUE ACROSS US 29.

H. FINAL LOCATION FOR DRIVEWAY CONNECTIONS TO US 29 WILL BE CONFIRMED DURING THE DRIVEWAY PERMIT REVIEW PROCESS APPROVED BY BOTH NC DOT AND CDOT.

I. PUBLIC VS. PRIVATE STREETS

PROPOSED PUBLIC STREETS

PILOT AVENUE

TREVI VILLAGE BOULEVARD

PROPOSED PRIVATE STREETS

TREVI PLACE

ST. MARGARETS WAY

J. PARKING LOCATION - SURFACE OR DECKED:

SITE PARKING WILL BE PROVIDED PRIMARILY WITH SURFACE PARKING.

K. TREVI VILLAGE IS CLASSIFIED AS A MIXED USE DEVELOPMENT. SHARED PARKING IS PERMITTED FOR MIXED USE DEVELOPMENTS PER THE CITY OF CHARLOTTE ZONING ORDINANCE.

L. 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.

4. ARCHITECTURAL STANDARDS

THE FOLLOWING ADDITIONAL DESIGN AND ARCHITECTURAL TREATMENTS SHALL APPLY TO RESIDENTIAL USES ON THE SITE FOR ALL STREET-FACING FACADES:

A. 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 EQUAL 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.

B. NO VINYL SIDING SHALL BE USED IN THE CONSTRUCTION OF THE UNITS.

C. EIFS OR SIMILAR SYNTHETIC SIDING MATERIALS SHALL BE ALLOWED ON STORES ABOVE THE GROUND FLOOR ONLY (2ND FLOOR AND ABOVE).

D. DORMERS, PITCHED ROOFS, ARCHITECTURAL FENESTRATION AND ACCENTS SHALL BE INCORPORATED INTO THE BUILDING DESIGN.

E. LARGE EXPANSIONS 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.

F. 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.

G. OVERHEAD PEDESTRIAN BRIDGE ENCROACHMENTS

H. THE DEVELOPER RESERVES THE RIGHT FOR THE ENCROACHMENT OF CERTAIN OVERHEAD PEDESTRIAN CONNECTION IMPROVEMENTS INTO THE PROPOSED PUBLIC AND PRIVATE STREET SETBACKS IN THE MANNER AS GENERALLY DEPICTED ON THE REZONING PLAN.

I. THE DEVELOPER RESERVES THE RIGHT FOR THE ENCROACHMENT OF CERTAIN STRUCTURAL COLUMNS TO SUPPORT THE PROPOSED OVERHEAD PEDESTRIAN CONNECTION WITHIN THE PROPOSED PUBLIC AND PRIVATE STREET SETBACKS IN THE MANNER AS GENERALLY DEPICTED ON THE REZONING PLAN.

J. ALL OVERHEAD PEDESTRIAN BRIDGE CONNECTIONS WILL MEET THE REQUIREMENTS SET FORTH IN THE CHARLOTTE LAND DEVELOPMENT ORDINANCE.

K. INSTALLATION OF OVERHEAD PEDESTRIAN BRIDGE OVER PUBLIC STREETS CAN OCCUR UPON GRANT OF AIR-RIGHTS EASEMENT & ENCROACHMENT PERMIT APPROVAL FROM CITY. INSTALLATION OF OVERHEAD PEDESTRIAN BRIDGE OVER PRIVATE STREETS CAN OCCUR UPON GRANT OF AIR-RIGHTS & ENCROACHMENT EASEMENT FROM OWNER(S) OF PROPERTY OVER WHICH OVERHEAD PEDESTRIAN BRIDGE WILL TRAVERSE.

L. OVERHEAD PEDESTRIAN BRIDGES SHALL BE PROVIDED TO CONNECT SKILLED NURSING, INDEPENDENT LIVING WITH THE WELLNESS CENTER/ADULT DAYCARE, LOCATION OF PEDESTRIAN BRIDGE DEPENDENT ON FINAL LOCATION OF ADULT DAYCARE AND WELLNESS FACILITIES.

5. STREETScape AND LANDSCAPING

A. ALL PUBLIC STREETS WILL HAVE A MINIMUM 8' PLANTER STRIP AND 8' SIDEWALK.

B. ALL PUBLIC STREET WILL ADHERE TO THE CITY OF CHARLOTTE URBAN STREET DESIGN GUIDELINES.

C. VEGETATIVE SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS.

6. ENVIRONMENTAL FEATURES

A. PCCO TREATMENT AND BUFFERS WILL BE PROVIDED AS GENERALLY DEPICTED ON THE PROPOSED REZONING PLAN.

B. THE PETITIONER WILL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.

C. 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:

I. PAYMENT OF MITIGATION FEES IN LIEU OF PROVIDING TREE SAVE AREA REQUIRED FOR SITE; OR

II. 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

III. 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

A. RESERVED.

8. LIGHTING

A. ALL FREE STANDING LIGHTING FIXTURES INSTALLED WITHIN THE SITE WILL BE UNIFORM IN DESIGN.

B. ALL PARKING LOT LIGHTING ON SITE SHALL BE CAPPED, DOWNWARDLY DIRECTED AND FULLY SHIELDED.

C. ANY LIGHTING ATTACHED TO A BUILDING ON SITE SHALL BE CAPPED AND DOWNWARDLY DIRECTED.

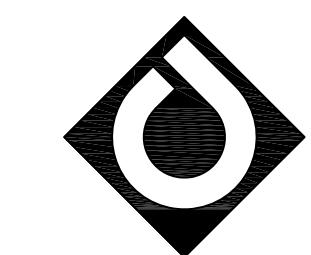
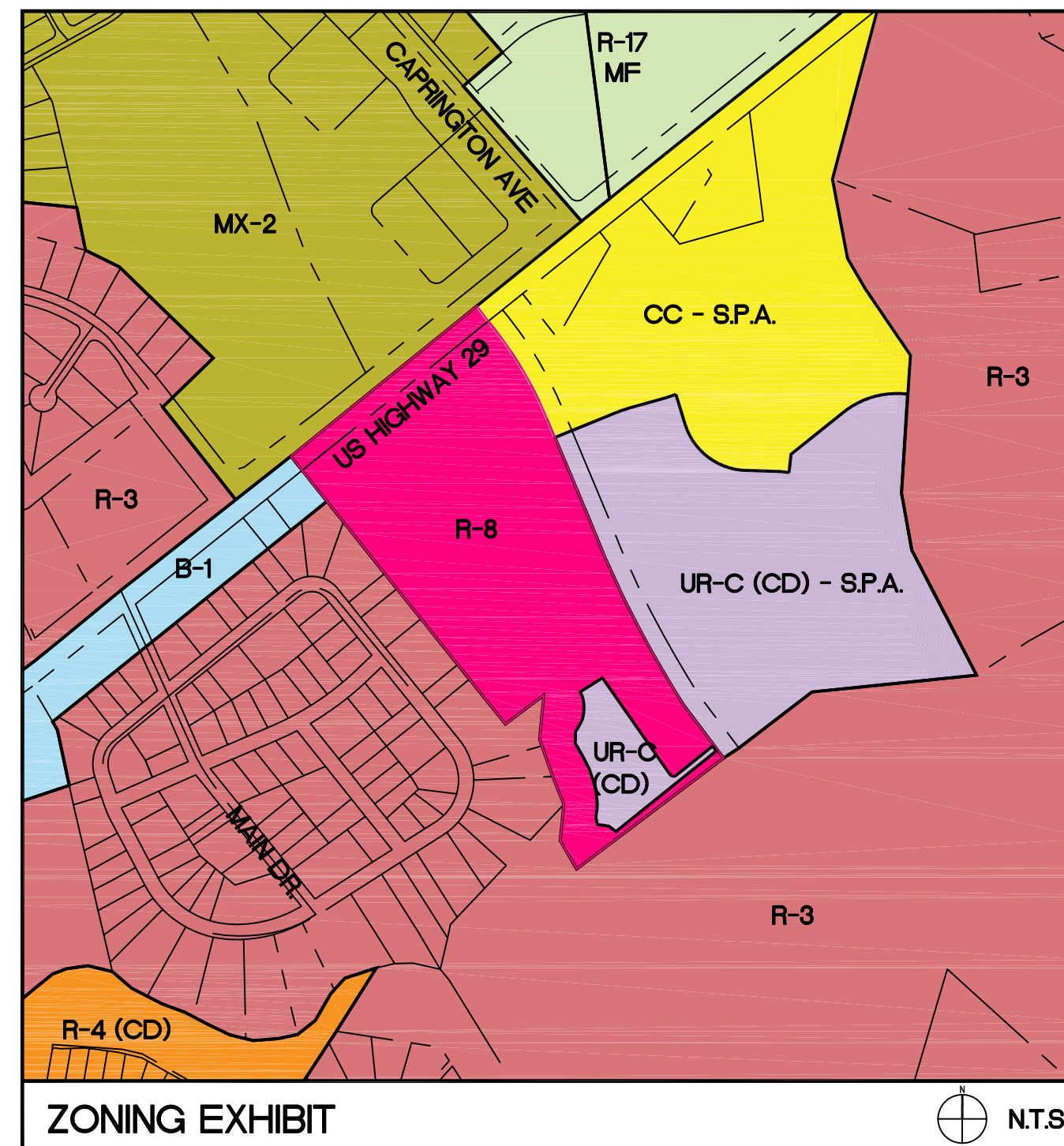
D. WALL-MOUNTED DECORATIVE LIGHT FIXTURES SUCH AS SCONCES ARE PERMITTED.

9. OTHER

A. APPLICABLE REQUIREMENTS REGARDING SOLID WASTE, DUMPSTER, COMPACTOR AND RECYCLING AREAS SHALL BE ADHERED TO.

B. 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.

C. 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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MOBILE, AL 36606

TREVI VILLAGE  
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DEVELOPMENT  
STANDARDS

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