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Prepared for:	Mark	Date	Description
Sharon Towers 4768 Sharon Rd Charlotte, NC 28210	1	4/16/2018	Revision #1
	2	5/15/2018	Revision #2
	3	6/12/2018	Revision #3
	4	7/24/2018	Revision #4

shook kelley

2151 Hawkins Street
Suite 400
Charlotte, NC 28203

704 / 377 0661
www.shookkelley.com

Sharon Towers
2018-027

5100 Sharon Road
Charlotte, NC 28210

:A 2/23/2018 Rezoning Submittal 1

Project ID: 17027.001

Context
Campus Plan

2018 Rezoning.vwx

RZ-1

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Sharon Towers Development Standards
 7/24/2018
 Rezoning Petition No. 2018-027
 Site Development Data:

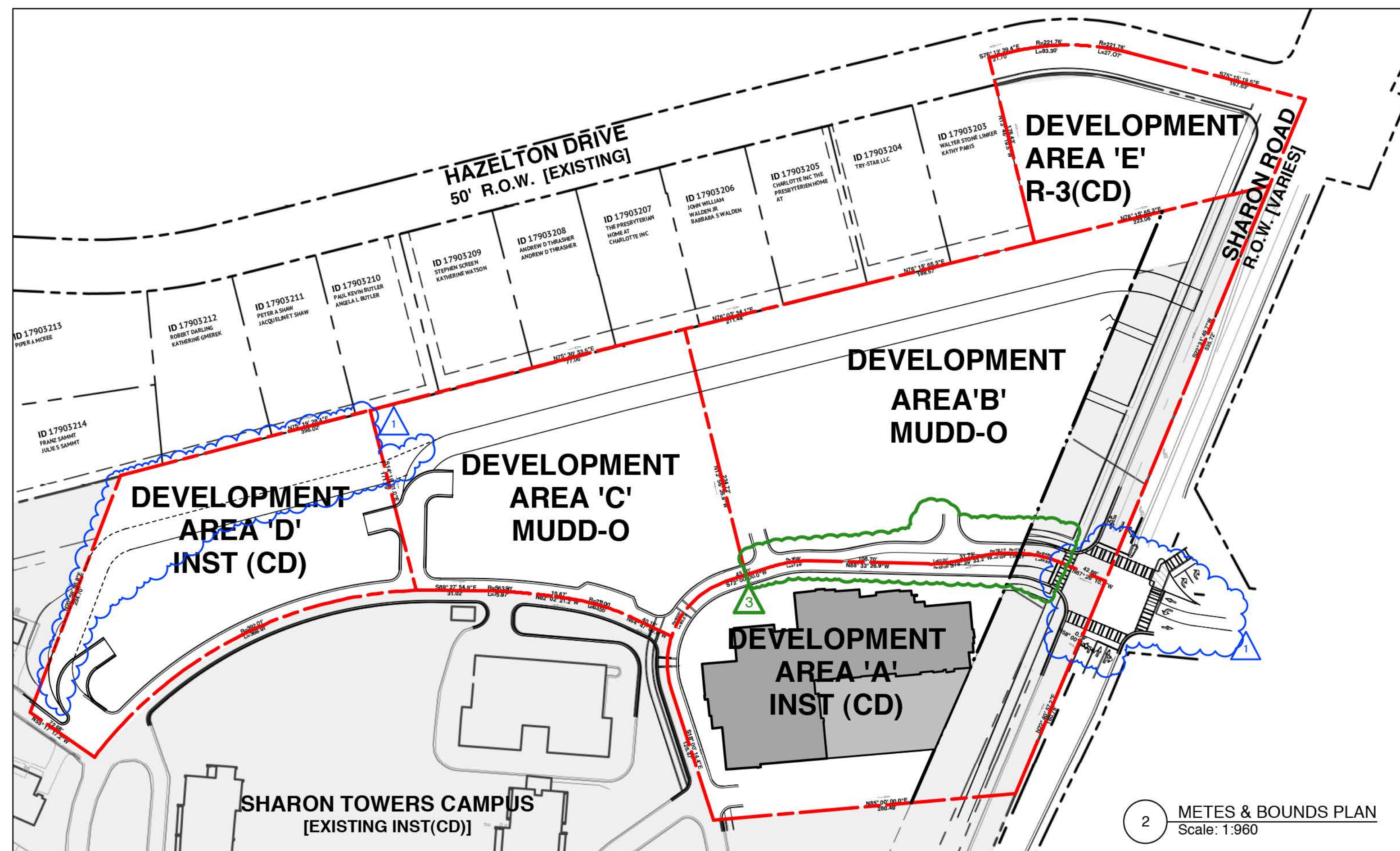
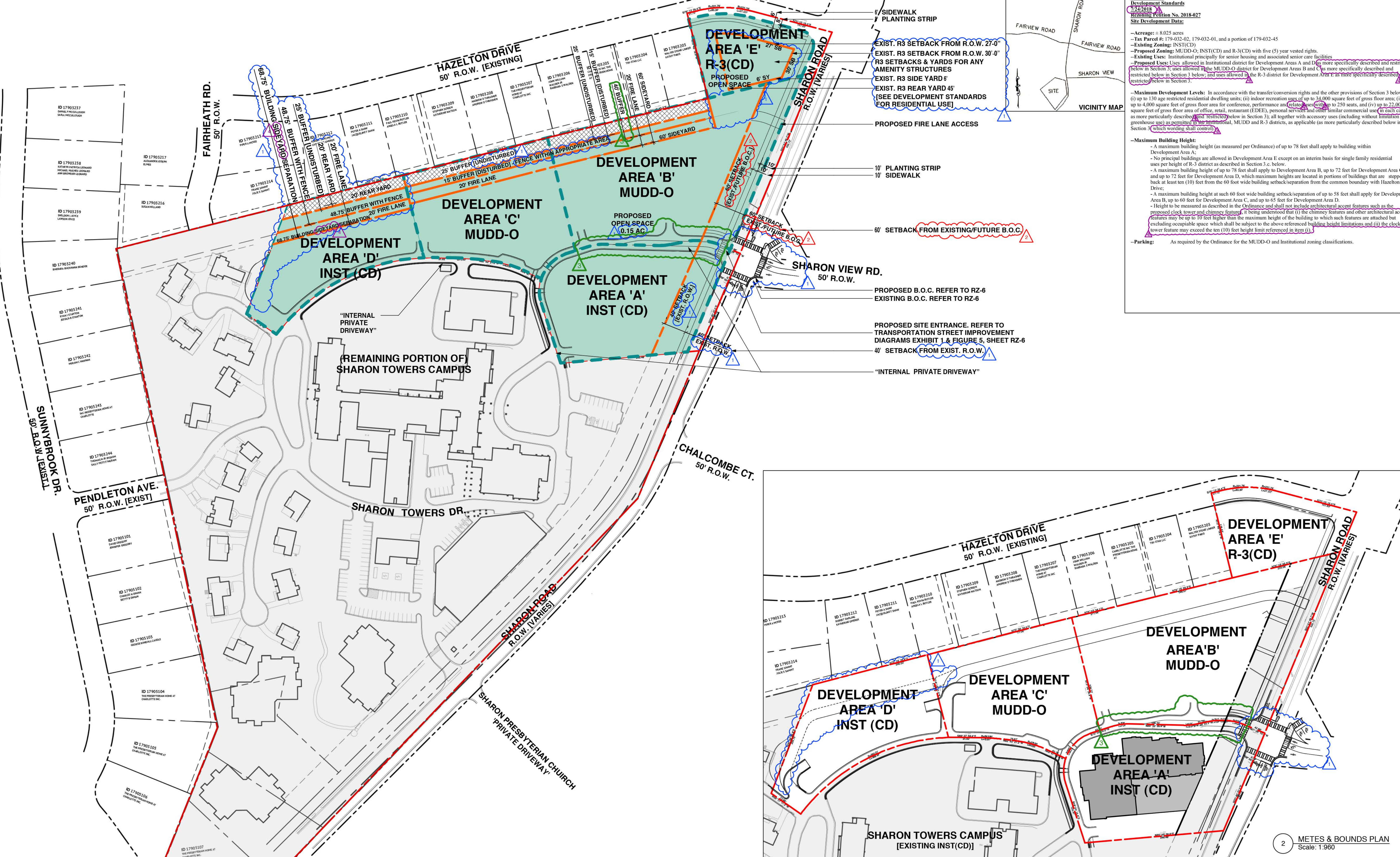
- Acreage: ± 8.025 acres
- Tax Parcel #: 179-032-02, 179-032-01, and a portion of 179-032-45
- Existing Zoning: INST(CD)
- Proposed Zoning: MUDD-O, INST(CD) and R-3(CD) with five (5) year vested rights.
- Existing Uses: Institutional principally for senior housing and associated senior care facilities.
- Proposed Uses: Uses allowed in Institutional district for Development Areas A and D; uses more specifically described and restricted below in Section 3; uses allowed in the MUDD-O district for Development Areas B and C; uses more specifically described and restricted below in Section 3 below; and uses allowed in the R-3 district for Development Area E; as more specifically described and restricted below in Section 3.

-Maximum Development Levels: In accordance with the transfer/conversion rights and the other provisions of Section 3 below: (i) up to 130 age restricted residential dwelling units; (ii) indoor recreation uses of up to 34,000 square feet of gross floor area; (iii) up to 4,000 square feet of gross floor area for conference, performance and related uses (with up to 250 seats, and (iv) up to 22,000 square feet of gross floor area of office, retail, restaurant (EDBE), personal services and other similar commercial uses (in each case as more particularly described and restricted below in Section 3); all together with accessory uses (including without limitation greenhouse use) as permitted in the institutional, MUDD and R-3 districts, as applicable (as more particularly described below in Section 3 (which wording shall control)).

-Maximum Building Height:

- A maximum building height (as measured per Ordinance) of up to 78 feet shall apply to building within Development Area A;
- No principal buildings are allowed in Development Area E except on an interim basis for single family residential uses per height of R-3 district as described in Section 3.c. below.
- A maximum building height of up to 78 feet shall apply to Development Area B, up to 72 feet for Development Area C, and up to 72 feet for Development Area D, which maximum heights are located in portions of buildings that are stepped back at least ten (10) feet from the 60 foot wide building setback/separation from the common boundary with Hazelton Drive;
- A maximum building height at each 60 foot wide building setback/separation of up to 58 feet shall apply for Development Area B, up to 60 feet for Development Area C, and up to 65 feet for Development Area D.
- Height to be measured as described in the Ordinance and shall not include architectural accent features such as the proposed clock tower and chimney features, it being understood that (i) the chimney features and other architectural accent features may be up to 10 feet higher than the maximum height of the building to which such features are attached but excluding occupiable space which shall be subject to the above referenced building height limitations and (ii) the clock tower feature may exceed the ten (10) feet height limit referenced in item (i).

-Parking: As required by the Ordinance for the MUDD-O and Institutional zoning classifications.



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1 TECHNICAL PLAN Scale: 1:960

0 100 200 300 400 500 600 FT

Prepared for:
 Sharon Towers
 4788 Sharon Rd
 Charlotte, NC
 28210

Mark	Date	Description
1	4/16/2018	Revision #1
2	5/15/2018	Revision #2
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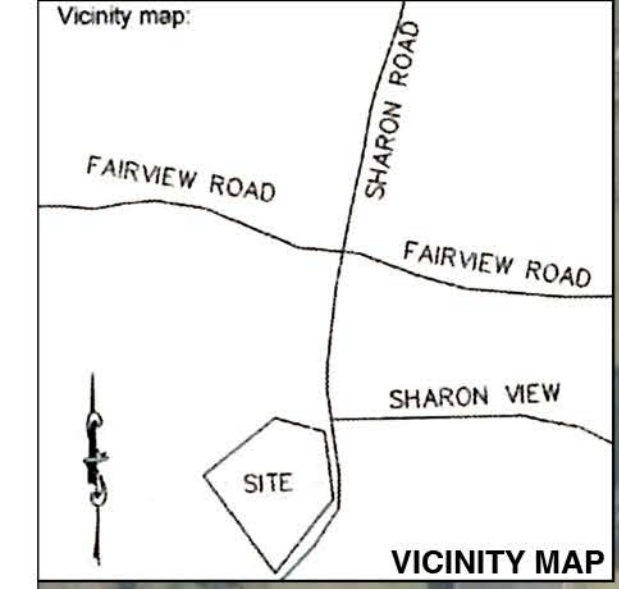
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Sharon Towers
 2018-027

5100 Sharon Road
 Charlotte, NC 28210

:A 2/23/2018 Rezoning Submittal 1
 Project ID: 17027.001

Technical Data Sheet
 Technical Plan
 Mete & Bounds Plan
 2018 Rezoning.vwx
RZ-2



6' SIDEWALK
 8' PLANTING STRIP
 [SEE DEVELOPMENT STANDARDS FOR RESIDENTIAL USE]
 EXIST. R3 SETBACK FROM R.O.W. 27'-0"
 EXIST. R3 SETBACK FROM R.O.W. 30'-0"
 R3 SETBACKS & YARDS FOR ANY AMENITY STRUCTURES
 EXIST. R3 SIDE YARD 6'
 EXIST. R3 REAR YARD 45'

PROPOSED FIRE LANE ACCESS
 10' PLANTING STRIP
 10' SIDEWALK
 60' SETBACK FROM EXISTING/FUTURE B.O.C.

PROPOSED PATIO & AWNING ALLOWANCE IN SETBACK ALONG SHARON ROAD. REFER TO TECHNICAL NOTES
 PROPOSED SITE ENTRANCE. REFER TO TRANSPORTATION STREET IMPROVEMENT DIAGRAM FIGURE 5, SHEET RZ-6

SHARON VIEW RD. 50' R.O.W.
 PROPOSED B.O.C. REFER TO RZ-6
 EXISTING B.O.C. REFER TO RZ-6
 40' SETBACK FROM EXIST. R.O.W.

DEVELOPMENT AREA 'A' WILL MEET MUDD FRONTAGE AND ARCHITECTURAL STANDARDS FOR THIS BUILDING

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Sharon Towers 2018-027
 5100 Sharon Road
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 :A 2/23/2018 Rezoning Submittal 1
 Project ID: 17027.001

Conceptual Site Plan
 2018 Rezoning.vwx
RZ-3

Rezoning Petition No. 2018-027

Site Development Data:

- Acreage: ± 8.025 acres
- Tax Parcel #: 179-032-02, 179-032-01, and a portion of 179-032-45
- Existing Zoning: INST(CD)
- Proposed Zoning: MUDD-O; INST(CD) and R-3(CD) with five (5) year vested rights.
- Existing Uses: Institutional principally for senior housing and associated senior care facilities

-Proposed Uses: Uses allowed in Institutional district for Development Areas A and D as more specifically described and restricted below in Section 3; uses allowed in the MUDD-O district for Development Areas B and C as more specifically described and restricted below in Section 3 below; and uses allowed in the R-3 district for Development Area E as more specifically described and restricted below in Section 3.

-Maximum Development Levels: In accordance with the transfer/conversion rights and the other provisions of Section 3 below: (i) up to 130 age restricted residential dwelling units; (ii) indoor recreation uses of up to 34,000 square feet of gross floor area; (iii) up to 4,000 square feet of gross floor area for conference, performance and related uses with up to 250 seats, and (iv) up to 22,000 square feet of gross floor area of office, retail, restaurant (EDEE), personal services and other similar commercial uses in each case as more particularly described and restricted below in Section 3; all together with accessory uses (including without limitation greenhouse use) as permitted in the Institutional, MUDD and R-3 districts, as applicable (as more particularly described below in Section 3, which wording shall control).

-Maximum Building Height:
- A maximum building height (as measured per Ordinance) of up to 78 feet shall apply to building within Development Area A;
- No principal buildings are allowed in Development Area E except on an interim basis for single family residential uses per height of R-3 district as described in Section 3.c. below.
- A maximum building height of up to 78 feet shall apply to Development Area B, up to 72 feet for Development Area C and up to 72 feet for Development Area D, which maximum heights are located in portions of buildings that are stepped back at least ten (10) feet from the 60 foot wide building setback/separation from the common boundary with Hazelton Drive;
- A maximum building height at such 60 foot wide building setback/separation of up to 58 feet shall apply for Development Area B, up to 60 feet for Development Area C, and up to 65 feet for Development Area D.
- Height to be measured as described in the Ordinance and shall not include architectural accent features such as the proposed clock tower and chimney features, it being understood that (i) the chimney features and other architectural accent features may be up to 10 feet higher than the maximum height of the building to which such features are attached but excluding occupiable space which shall be subject to the above referenced building height limitations and (ii) the clock tower feature may exceed the ten (10) feet height limit referenced in item (i).

-Parking: As required by the Ordinance for the MUDD-O and Institutional zoning classifications.

1. General Provisions:

a. Site Location; Development Areas. These Development Standards, the Technical Data Sheet and other graphics set forth on attached RZ Sheets, form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Sharon Towers-The Presbyterian Home at Charlotte, NC ("Petitioner") to accommodate development of an age restricted residential community with supporting active indoor recreation and limited commercial uses on an approximately 8.025 acre site located at the intersection of Sharon Road and Hazelton Drive as generally depicted on the Rezoning Plan (the "Site"), such development to form a part of the overall existing Sharon Towers Campus as described in Section 1.e. below.

For ease of reference, the Rezoning Plan sets forth five (5) development areas as generally depicted on Sheet RZ-2 as Development Areas A, B, C, D and E (each a "Development Area" and collectively the "Development Areas").

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, (i) the regulations established under the Ordinance for: (i) the Institutional zoning district shall govern development taking place within Development Areas A and D, (ii) the MUDD-O zoning district shall govern development taking place within Development Areas B and C, subject to and in accordance with the Optional Provisions below, and (iii) the R-3 zoning district shall govern all development taking place within Development Area E. It is acknowledged for information only purposes that the primary reason that Development Areas B and C are being rezoned to the MUDD-O zoning classification is to provide flexibility in the manner in which several uses will be undertaken in these Development Areas such as allowance of Type 2 EDEE (Eating, Drinking, Entertainment Establishments) uses permitting serving of alcoholic beverages, direct access to retail/EDEE/Personal Services uses, display of retail merchandise, and building setbacks, it being understood that INST. District has certain limitations on such uses.

This Rezoning Plan replaces and supersedes the existing conditional zoning plan and zoning for the Site, but does not change the zoning established for other portions of the Sharon Towers Campus (as defined below) not included within the Site. It is acknowledged that Petitioner's commitments as to Section 10.b. below regarding the provision in the aggregate of tree save on the entire Sharon Towers Campus (as defined in Section 1.e. below) and Section 5.b.(ii) regarding the Extended Saussy Streetscape Improvements shall be governed by this Rezoning Plan.

c. Graphics and Alterations/Modifications. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas (as defined below) 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 nor deemed by Planning Staff as so minor as not to require an administrative amendment, will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction documentation 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, as indicated above, there may be instances where minor modifications that don't materially change the overall design intent depicted on the Rezoning Plan such as minor modifications to the Development Areas (as defined below) or the Development/Site Elements, may be allowed by the Planning Staff/Planning Director, in their discretion, without requiring the administrative amendment process per Section 6.207 of the Ordinance, in other instances modifications shall be reviewed and approved as allowed by Section 6.207.

d. Number of Buildings Principal and Accessory. Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed 5. 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, and the number of accessory buildings (not including non-building structures) on the Site shall not exceed 5 and any such accessory buildings shall not exceed a height of 25 feet.

e. Planned/Unified Development. The Site together with the remainder of the Sharon Towers campus not including the Site (the "Remainder of the Sharon Towers Campus"; and together with the Site, the "Sharon Towers Campus") as generally depicted on Sheet RZ-1, shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and those depicted on the applicable conditional rezoning plan for the Remainder of the Sharon Towers Campus. As such, setbacks, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other Development/Site Elements located on the Site and the Remainder of the Sharon Towers Campus. The Petitioner and/or owner(s) of the Site and the Remainder of the Sharon Towers Campus reserve the right to subdivide the portions or all of the Site and the Remainder of the Sharon Towers Campus and create lots within the interior of the Site and the Remainder of the Sharon Towers Campus without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site and the Remainder of the Sharon Towers Campus shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 3 below as to the Site and in the applicable conditional rezoning plan as to the Remainder of the Sharon Towers Campus, taken as a whole and not individual portions or lots located therein.

f. 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 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, but such provisions shall not be deemed a limitation on any other vested rights whether at common law or otherwise.

g. Gross Floor Area Clarification. When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including without limitation, corridors and elevators within such facilities), enclosed loading dock/service areas, balconies, ground/street level outdoor dining areas and special event dining in above ground areas, and all gathering areas whether on the roof of the building or at street level, all as per the applicable Optional Provisions set forth below.

h. Personal Services. 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, fitness and wellness facilities, nail salons, martial art training studios, small scale non-commercial laundries, limited scale medical services such as dental services, and the like.

i. Project Phasing. Development taking place on the Site may occur in phases and in such event, except as expressly required in this Rezoning Plan or by the Ordinance, certain streetscape and related improvements and improvements associated with the open space to be developed within Development Area E may take place in connection with the phase of development to which such improvements relate as described herein (such as completion of the open space within Development Area E prior to the Hazelton Open Space Delivery Date).

j. Definition of Hazelton Residential Edge. For the purposes of the Rezoning Plan, references to the term "Hazelton residential edge" shall mean that portion of the Site located adjacent to the single family homes fronting Hazelton Drive and the two (2) homes along such edge that front Fairheath Road.

2. Optional Provisions.

The following Optional Provisions shall apply to the portion of the Site zoned MUDD-O, namely Development Areas B and C:

a. Internal Driveway. To the extent an Optional Provision is needed for clarity, internal streets and driveways shall be treated as private driveways for all purposes of the Rezoning Plan, and as such parking shall be allowed between such driveways and buildings located within the MUDD-O zoned Development Areas B and C (no such provision is needed for the other Development Areas).

b. Interim Surface Parking; Phasing Conditions. To allow during the construction staging and subsequent phasing of development on the Site, surface parking in lieu of parking decks on portions of the Site on an interim basis may be allowed without regard to locations between buildings and streets/driveways, provided that such surface parking areas beyond the construction staging period will meet all required minimum setbacks, streetscape and screening requirements. Driveways during phases of the development may vary in location from those generally depicted on the Rezoning Plan, but no ingress or egress from the Rezoning Site shall be made onto roads within Laurelwood or Fairmeadows neighborhood streets except by way of Development Area E onto Hazelton Drive for the permitted uses described herein for Development Area E and construction related to Development Area E, and the proposed fire lane and associated curb cut along Sharon Road may be used for construction access during the development phases.

c. Detached Signs. To allow one detached, ground mounted sign in Development Area A or B up to 6 feet in height and containing up to 60 square feet of sign area on Sharon Road. This sign may be used to identify any of the permitted uses located on the Site and/or located on the Remainder of the Sharon Towers Campus. In addition to the foregoing and in addition to other signs permitted in this Section 2 and otherwise in the Rezoning Plan (this Optional Provision shall) allow one (1) additional detached, ground mounted sign along Sharon Road; this additional detached sign may be up to four (4) feet high and contain up to 32 square feet of sign area.

d. Temporary Signs. In addition to other signs permitted in this Section 2 and otherwise in the Rezoning Plan, to allow Temporary signs and/or banners along Sharon Road (but not along the edge of buildings that face directly toward the Hazelton residential edge) with up to 64 square feet of sign face area and with a maximum height of seven (7) feet. A total of two (2) Temporary Planned Development signs may be erected along the Site's frontage on Sharon Road (an increase of two (2) feet above the Ordinance requirements).

Note: The optional provisions regarding signs are additions/modifications to the standards for signs in the MUDD district and are to be used with the remainder of MUDD standards for signs not modified by these optional provisions.

e. Recessed Doors. Not to require doorways to be recessed into the face of buildings when the abutting sidewalk width is greater than 10 feet.

f. Bike Parking. To allow required long term bike parking spaces for the uses located on the Site to be located within the parking decks constructed on the Site.

g. Encroachments into Setback/Side Yard Separation. To allow balconies located above the first floor of the buildings along Sharon Road to encroach up to four (4) feet into the setback, and outdoor dining canopies and awnings on the building along Sharon Road to encroach up to ten (10) feet into the setback, subject, however, in each case and as applicable, to CDOT. In addition, the Optional Provisions (i) shall allow balconies located within Development Area B that front toward Development Area E (but not toward the rest of the Hazelton residential edge) to encroach up to four (4) feet into the building side yard/separation (subject to compliance with fire lane clearance regulations and no resulting movement of the fire lane closer to the Hazelton residential edge), and (ii) shall allow outdoor dining canopies and awnings on building within Development Area B that front toward Development Area E (but not toward the rest of the Hazelton residential edge) may encroach up to ten (10) feet into the building side yard/separation.

3. Permitted Uses, Development Area Limitations, Transfer & Conversion Rights:

- In addition to other development permitted on the Site as described in this Section 3 and in accordance with and subject to the restrictions, limitations, and transfer/conversion rights listed below (and other provisions of the Rezoning Plan) the principal buildings constructed on the Site may be developed with:
 - senior housing of up to 130 age restricted residential dwelling units and associated senior care facilities and uses, which may be located in any of the Development Areas A, B, C and D
 - indoor recreation uses of up to 34,000 square feet of gross floor area to be located in Development Area C (with indoor not outdoor track facility), such indoor recreation to operate on a membership basis with members age 50 and older; and their permitted guests
 - up to 4,000 square feet of conference, performance and related uses with up to 250 seats to be located in Development Area B;
 - up to 7,100 square feet of gross floor area of office uses (not including such uses that are accessory in nature) located in Development Area B;
 - up to 14,900 square feet of gross floor area of retail, restaurant (being defined as Type 1 and Type 2 EDEE uses), Personal Services, and other non-office commercial uses to be located in Development Areas B; and per subsection 3.c. below Development Area E shall be developed for open space (prior to the Hazelton Open Space Delivery Date (as defined below)) it being understood that until such time existing single family residential uses may take place on Development Area E in accordance with R-3 zoning standards;

all together with secondary and accessory uses (including, without limitation, greenhouse uses) permitted in the MUDD-O zoning district as to Development Areas B and C, the Institutional zoning district as to Development Areas A and D, and the R-3 zoning district as to Development Area E. In addition, a greenhouse facility may be located within Development Area B but shall be operated as a secondary use or accessory use to other principal uses on the Site. It is being understood that no sales to the general public will occur in the greenhouse facility, and as such shall be excluded from the calculation of the above listed development levels. The development limitations referenced in this Section 3.a. do not reflect common areas/transitional area spaces accessory uses related to principal uses listed above nor other accessory uses such as the greenhouse uses.

The above referenced office, retail, EDEE and Personal Services uses shall not take place in a single separate building that is designed to only accommodate one of such uses. Furthermore, to promote a vertical mixture of uses within Development Areas B and C, the building within Development Area B shall be built to contain a minimum of 12 residential dwelling units and the building within Development Area C shall be built to contain a minimum of 8 residential dwelling units.

SEE TABLE 1 BELOW FOR DEVELOPMENT AREAS SUMMARY (text of this Section shall control in event of a conflict)

b. Notwithstanding the provisions of Section 3.a above, retail, EDEE, Personal Services and other non-office commercial uses may be reduced and converted into office uses at a rate of one (1) square foot of gross floor of such uses so converted (to one square-foot of office uses) up to a total of 2,000 square feet of office uses so created by such conversion for up to a total of 9,100 square of gross floor area of office uses allowed upon such conversion, provided that such additional office uses shall be permitted uses as described in Section 3.a. above.

c. In addition to other development permitted on the Site as described herein, Development Area E shall be developed for open space that is graded and planted with grass together with landscaping prior to the date which is the earlier of (i) the date that is three (3) years after the date of issuance of the building permit for the first building located on the Site or (ii) September 30, 2022 (the "Hazelton Open Space Delivery Date"); provided, however, notwithstanding the foregoing or any other provision in the Rezoning Plan to the contrary, the Hazelton Open Space Delivery Date shall automatically be extended until the date of issuance of the building permit for the first building located on the Site. It is understood that until the arrival of the Hazelton Open Space Delivery Date, existing single family residential uses may take place on Development Area E in accordance with R-3 standards. When installed, such open space area shall be graded and planted with grass (shall include landscaping) and may include accessory uses and structures such as: benches and seating areas, walk paths, pedestrian scale lighting, hardscape and/or similar items. Convenient pedestrian access from the open space to the uses to be developed within Development Area B shall be provided at the time that Development Area B is developed, and the streetscape improvements and other commitments related to the open space, the Laurelwood identification signage and extensions of sidewalks along Hazelton Drive as described in Section 5.b. below shall be satisfied prior the Hazelton Open Space Delivery Date. Once the open space area is created on Development Area E, the Petitioner shall ensure that the open space area is maintained in a quality manner to include regular and appropriate lawn care, landscaping maintenance, sidewalk maintenance and repair and any other commitments described in Section 5.b.

- d. The following uses are expressly prohibited on the Site:
- drive-through uses, which includes a prohibition on the following: fast food restaurants with drive-through window facilities, drug stores with drive-through window facilities, and banks with drive-through facilities;
 - no convenience store/gas station uses;
 - no stand-alone retail/EDEE uses in a building as the sole principal uses of such building;
 - no drugstores with drive-through windows nor drugstores without drive-through windows of greater than 8,000 square feet of gross floor area;
 - no retail stores that sell tobacco, e-cigarettes or similar products, except as a minor ancillary part of their business (e.g. drug store under 10,000 sf that also sells tobacco products);
 - no retail stores that offer retail sale of alcohol, except as a minor ancillary part of their business (e.g. a drug store under 10,000 sf that also sells wine and beer);
 - no "hookah lounges, vape stores, tattoo parlors, or similar facilities
 - no sweepstakes parlors;
 - no check cashing or payday lender type of operations;
 - no gambling/gaming establishments;
 - no gas stations or automotive uses;
 - no data or telecommunications facilities but this shall not prevent installation and use of data or telecommunications for use by owner or tenants as an ancillary use;
 - no mailbox storage uses except for those serving residents of the Sharon Towers Campus;
 - no day labor employment support services of agencies;
 - no donation drop-off facilities operating as a principal use; and
 - no adult clubs or similar facilities;
 - no temporary employment services uses as a principal use;
 - no funeral services as a principal use; and
 - no storage facilities as a principal use.

e. The height of principal buildings on the Site shall be as described in the Development Data portion above under "Maximum Building Heights".

f. All retail EDEE (e.g. restaurant, Personal Services and other non-office commercial) uses within Development Area B shall have hours of operation limited to 6:00AM and 12:00AM (Midnight). Delivery service to these uses shall be internal to the Site not by way of access from the Hazelton residential edge.

4. Transportation Improvements and Access:

a. Proposed Improvements:
The Petitioner shall provide or cause to be provided on its own, or in cooperation with other parties who may implement portions of the improvements set forth below, the following improvements as generally depicted on Sheet RZ-9:

- Sharon Road & Sharon View Road/Realigned Sharon Towers Access (signalized)
- Re-align Sharon Towers access directly across from Sharon View Road
- Modify the Sharon View Road approach for the realignment by reducing the size of the existing island between the separate dual right turn lanes and the through and left turn lane and provide a separate westbound through lane with approximately 30 feet of storage.

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- Modify/implement appropriate pedestrian amenities (high-visibility crosswalks, pedestrian signal heads and pushbuttons) for all four legs of the intersection. These improvements include a new crosswalk on the north side of the intersection.
- Construct the Realigned Sharon Towers Access with one ingress lane and separate left (termination lane) and combined thru-right (minimum of 150 feet of storage) egress lanes.
- With the realignment of the Sharon Towers leg of the intersection the northbound left turn lane storage on Sharon Road is increased from 100 feet to 125 feet.
- Increase the southbound left turn lane storage on Sharon Road from 155 feet to 205 feet (combination of pavement-remark and modifying the median resulting in reducing the bay tapers between the southbound left to Sharon View Road and the northbound left to Hazleton Drive while maintain the left turn lane storage to Hazleton Drive).

b. **CDOT Standards.** All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT. 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 SouthPark area, by way of a private/public partnership effort or other public sector project support, but shall be substantially completed in accordance with subsection c. below.

c. **Road Improvements Phasing.** All transportation improvements listed above will be substantially completed in conjunction with the development of the Site and prior to issuance of the first certificate of occupancy for the first new building on the Site permitted by this plan; except implementation of the streetscape improvements in Development Area A, which will be implemented when redevelopment of Development Area A occurs and prior to issuance of the first certificate of occupancy for the first building in Development Area A.

d. **Substantial Completion.** Reference to “substantial completion” or “substantially completed” for certain improvements as set forth in the provisions of Section 3. above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 3.b. above provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT may instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

e. **Right-of-way Availability.** It is understood that some of the public improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts, as specified by the City of Charlotte right-of-way acquisition process as administered by the City of Charlotte’s Engineering & Property Management Department, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body may elect to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein above, then the Petitioner will contact the Planning Department and CDOT regarding an appropriate infrastructure phasing plan that appropriately matches the scale of the development proposed to the public infrastructure mitigations. If after contacting the Planning Department and CDOT to determine the appropriate infrastructure phasing plan, delays in the acquisition of additional right-of-way extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT may instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

f. **Alternative Improvements.** Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and Planning Director, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition.

g. **Access to Streets.** Access to the Site will be from Sharon Road as generally depicted on the Rezoning Plan as well as internally through the Remainder of the Sharon Towers Campus and subject to adjustments as set forth below.

h. **Driveways/Pedestrian Connections.** Subject to the Optional Provisions set forth above, the private streets/driveways generally depicted on the Rezoning Plan will be designed as indicated on the Rezoning Plan and treated as driveways. Driveway and pedestrian connections generally depicted on the Rezoning Plan from adjoining properties may be allowed in the location(s) shown on the Rezoning Plan subject to development issues and other constraints reasonably determined by Petitioner.

i. **Alignment/Locations of Driveways.** The exact alignment, dimensions and locations of the access points to the Site, the driveways on the Site and streetscape cross-sections on the Site may be modified from the elements shown on the Rezoning Plan provided that the overall design intent is not materially altered.

5. **Setbacks, Streetscape Improvements, Side Yards, & Buffers**

a. **Sharon Road.** A minimum forty (40) foot setback will be provided along Sharon Road as, per the Ordinance, measured from the right of way in Development Areas A and E. A minimum sixty (60) foot setback will be provided along Sharon Road as, per the Ordinance, measured from the existing/future back of curb in Development Area B. Within the setback area of Sharon Road, a ten (10) foot planting strip and a ten (10) foot sidewalk will be provided (i) along the portion of Sharon Road adjacent to Development Area A prior to issuance of the first certificate of occupancy for the building within Development Area A, and (ii) along Development Areas B and E prior to the Hazleton Open Space Delivery Date (as defined in Section 3.c. above).

b. **Hazleton Drive along Open Space – Development Area E.**

(i) **Along Hazleton Open Space** An eight (8) foot planting strip and a six (6) foot sidewalk will be provided along Hazleton Drive within Development Area E prior to the Hazleton Open Space Delivery Date (as defined in Section 3.c. above) and as indicated no principal buildings shall be allowed within Development Area E except in connection with existing single family residential uses allowed prior to the Hazleton Open Space Delivery Date as described in Section 3.c. above.

(ii) **Along North Side of Hazleton Drive – Extended Saussy Streetscape Improvements.** Reference is made to the commitments of Saussy Burbank, as Petitioner under Rezoning Petition # 2017-131 (the “Saussy Rezoning”), to install an eight (8) foot planting strip and a six (6) foot sidewalk along Hazleton Drive extending from Sharon Road to the end of the property subject to the Saussy Rezoning (the “Saussy Streetscape Improvements”). Subject to the conditions set forth below, Petitioner agrees to extend the Saussy Streetscape Improvements from their terminus along the frontage of Tax Parcel #179-01-162 and potentially a portion of Tax Parcel 179-01-161 contingent upon coordination with the Laurelwood representatives, prior to the Hazleton Open Space Delivery Date (the “Extended Saussy Streetscape Improvements”). The Petitioner’s commitment to install the Extended Saussy Streetscape Improvements shall be subject to: (A) the existence in a timely manner prior to the Hazleton Open Space Delivery Date of the Saussy Streetscape Improvements (or if the Saussy Streetscape Improvements are not in place by such time but anticipated to be in place within twelve (12) months of the Hazleton Open Space Delivery Date, Petitioner shall install the Extended Saussy Streetscape Improvements upon completion of the Saussy Streetscape Improvements if so completed within such twelve (12) month period); (B) valid and binding easements in recordable form from the owners of the above-referenced parcels permitting the installation and maintenance of the Extended Saussy Streetscape Improvements, or sufficient right of way availability to allow the full cross-section of the Extended Saussy Streetscape Improvements or the reduced such cross-section described below, each being in place in a timely manner prior to the Hazleton Open Space Delivery Date; and (C) Petitioner shall not be required to acquire or pay for and such easements or consents if required, and Laurelwood neighborhood representatives shall assist in seeking such easements/consents except that Petitioner will bear the cost of the preparation of the easements/consents documents.

The above-referenced easements/consents may be facilitated, with Petitioner’s good faith cooperation, by the reduction of the width of the Extended Saussy Streetscape Improvements as permitted by CDOT/City (for instance a reduction to a six (6) foot width planting strip and a five (5) foot width sidewalk). It is contemplated that the Extended Saussy Streetscape Improvements if installed shall taper down and connect with Hazleton Drive at the curb rather than stop in a dead end fashion into the next property down.

Petitioner shall be relieved of its obligations to install the Extended Saussy Streetscape Improvements if the conditions set out above are not met within the applicable times set forth or Petitioner is otherwise unable to provide for such improvements for reasons beyond its reasonable control; in such event, Petitioner shall redirect funds contemplated for such Extended Saussy Streetscape Improvements in support of enhanced improvements to the Hazleton open space described in Section 3.c. above up to the sum of \$15,000.

c. **Side Yard Setback/Separation/Buffer Area Hazelton Residential Boundary.**

(i) **Development Areas B & C:**

- A minimum 60 foot wide building side yard separation shall be provided along the common boundary with the residences located along Hazleton Drive within Development Areas B and C, as generally depicted on Sheet RZ-3 and Sheet RZ-7A:

- A 20 foot fire lane may be located adjacent to and on the interior side of the 60 foot building side yard separation for Development Areas B and C (such fire lane to contain grass pavers or similar materials) and any associated retaining wall shall not exceed five feet (5’) in height from grade; and

- A buffer/landscaped area extending a minimum distance of 40 feet from the common boundary with the residences along Hazleton Drive in Development Areas B and C shall be provided, as generally depicted on Sheet RZ-3 and Sheet RZ-7A. No grading shall take place within the first 25 feet from the common boundary with the Hazleton edge (the “undisturbed portion”) except in connection with unusual topo or site conditions, fences, required landscaping, landscaping maintenance and replacement or installation and maintenance of utility lines in accordance with Section 12.302(12) of the Ordinance. Trees of 3” caliper or greater shall be preserved within the 25 foot wide undisturbed portion. The remainder of the 40 foot wide buffer/landscaped area shall consist of a 15 foot wide additional planted area extending alongside the undisturbed portion, and a 6 foot high privacy fence shall be installed in the area between the 15 foot wide area and the 20 foot fire lane in Development Areas B and C as generally depicted on Sheet RZ-3 and Sheet RZ-7A. The 40 foot wide buffer/landscaped area shall be maintained to Class B buffer standards using a combination of the 3” caliper or greater existing trees within the 25 foot undisturbed portion along with supplemental tree plantings to achieve eight (8) trees per 100 linear feet in the overall area along with planting of shrubs.

(ii) **Development Area D:**

- A minimum 68.75 foot wide building side yard separation shall be provided along the common boundary with the residences located along Hazleton Drive within Development Area D and within this area a 20 foot wide side yard as well as a reduced 48.75 foot buffer/landscaped area with a fence shall be provided, all as generally depicted on Sheet RZ-3 and Sheet RZ-7B.

- A 20 foot fire lane may be located adjacent to and on the interior side of the 68.75 foot building side yard separation for Development Area D (such fire lane to contain grass pavers or similar materials) and any associated retaining wall shall not exceed five feet (5’) in height from grade; and

- A buffer/landscaped area extending a minimum distance of 48.75 feet from the common boundary with the residences along Hazleton Drive in Development Area D shall be provided, as generally depicted on Sheet RZ-3 and Sheet RZ-7B. No grading shall take place within the first 25 feet from the common boundary with the Hazleton edge (the “undisturbed portion”) except in connection with unusual topo or site conditions, fences, required landscaping, landscaping maintenance and replacement or installation and maintenance of utility lines in accordance with Section 12.302(12) of the Ordinance. Trees of 3” caliper or greater shall be preserved within the 25 foot wide undisturbed portion. The remainder of the 48.75 foot wide buffer/landscaped area shall consist of a 23.75 foot wide additional planted area extending alongside the undisturbed portion, and a 6 foot high privacy fence shall be installed in the area between the 23.75 foot wide area and the 20 foot fire lane in Development Area D as generally depicted on Sheet RZ-3 and Sheet RZ-7B. The 40 foot wide buffer/landscaped area shall be maintained to Class B buffer standards using a combination of the 3” caliper or greater existing trees within the 25 foot undisturbed portion along with supplemental tree plantings to achieve eight (8) trees per 100 linear feet in the overall area along with plantings of shrubs.

(iii) Petitioner shall replant dead trees located within the above-referenced landscape buffer areas in accordance with Ordinance standards or if such standards cease to exist with trees of 3 “ caliper, it being understood that Petitioner shall not be required to replant trees of the same size as the tree or trees being replaced.

d. Balconies located above the first floor of the buildings along Sharon Road may encroach up to four (4) feet into the setback, subject, as applicable, to CDOT approval, and balconies located within Development Area B that front toward Development Area E (but not toward the rest of the Hazleton residential edge) may encroach up to four (4) feet into the building side yard/separation (subject to compliance with fire lane clearance regulations and no resulting movement of the fire lane closer to the Hazleton residential edge)

e. Outdoor dining canopies and awnings on the building(s) along Sharon Road may encroach up to ten (10) feet into the setback, subject, however, as applicable, to CDOT approval. In addition, outdoor dining canopies and awnings on building within Development Area B that front toward Development Area E (but not toward the rest of the Hazleton residential edge) may encroach up to ten (10) feet into the building side yard/separation

f. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas set out on the Rezoning Plan accordingly.

6. **Parking Spaces, Access and Circulation Design Guidelines.**

a. Building materials associated with facades on parking structures that are generally compatible in character and quality with adjoining buildings, plazas and streetscapes will be created, taking into consideration differences associated with parking structures.

b. Parking structures shall be designed to materially screen the view of parked cars from adjacent public streets, private driveways, or publicly accessible open spaces or plazas on all levels. Screening of cars on the ground level will be accomplished primarily through the use of landscaping; and screening of cars parked on an exposed upper level will be accomplished by a wall, at least 36 inches in height, designed as part of the parking deck structure; provided, however, the parking structure screening located along the Hazleton residential edge will be opaque to prevent the view of cars and light emittance from such Hazleton residential edge. Furthermore, the driveways for vehicles entering and exiting the parking deck structures between the buildings within Development Areas C and D will be screened by an opaque wall or fence in a manner to prevent view of cars and light emittance from such Hazleton residential edge.

c. On-site loading docks and waste areas shall be separated and/or screened from view at ground level from primary building entrances and from the Hazleton residential edge.

d. Parking (excluding structured parking) shall not be permitted (i) on or adjacent to the fire lane located within Development Areas, B, C and D nor (ii) along the Hazleton residential edge.

7. **Pedestrian Access and Circulation Design Guidelines.**

a. Along the Site’s internal private driveways, 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/or other pedestrian features as generally depicted on the Rezoning Plan. The minimum width for these internal sidewalks will be six (6) feet.

b. Walkways through plazas or publicly accessible open space areas will be appropriately designed for the intended use and type of open space area in which they are located.

c. Where walkways occur along building walls, a walkway width of at least six (6) feet must be maintained clear of door swings, temporary trash or similar impediments.

8. **Open Space (Generally)**

a. The Petitioner will provide open space areas in the manner generally depicted on the Rezoning Plan but subject to minor adjustments needed to accommodate building and parking improvements. Except with respect to open space within Development Area E, these open space areas will contain landscaping, seating areas and/or hardscape elements.

b. Petitioner shall provide for the open space for Development Area E as described in Section 3.c above.

9. **General Design Guidelines.**

a. **General Considerations**

(i) Buildings will be oriented towards Sharon Road and the internal driveway to reinforce the streetscape.

(ii) Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.

(iii) Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, change in materials, building step backs, art work and landscaping. Blank walls greater than twenty feet (20’) cannot be addressed with landscape elements only.

(iv) Accessory structures shall be consistent with the principal building in material, texture, and color.

(v) Structured parking oriented toward the Hazleton residential edge shall be designed in an opaque manner in order to fully screen lighting from within the deck.

(vi) A minimum building separation of 20 feet shall be provided between the buildings in Development Area B and C and between the buildings in Development Area C and D adetermined at the closest points between the building above grade.

(vii) New dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a new dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side. No dumpster or recycling areas will be located along the Hazleton residential edge.

(viii) All roof mounted mechanical equipment on the new buildings and building additions to be constructed on the Site will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

(ix) HVAC condensers shall be screened from view from adjoining public rights-of-way and abutting properties and shall not be located along the Hazleton residential edge.

b. **Architectural Conceptual Renderings.** The conceptual renderings associated with the building(s) to be located on the Site as generally depicted on Sheet RZ-5 and Sheets RZ-8A and 8B in connection with certain of permitted uses of the Site are included to reflect the architectural style and quality of the building(s) that will be constructed, it being understood that the actual building(s) so constructed and the nature/location of the building elements may vary from these illustrations as long as (i) the general architectural concept and intent shown is maintained, (ii) heights of any buildings above heights specified in the Development Data portion are not increased, and (iii) the distance between buildings and the common boundary line with the Hazleton residential edge are not decreased without the consent of each owner located along the applicable Development Area as well as the Planning Director.

c. **Facades Materials:**

(i) Windows and doors shall be provided for at least 30% of the total facade area along Sharon Road, with each floor calculated independently. This standard will not apply to the portions of the buildings that are located along internal private driveways and/or along the buffer parallel to Hazleton Drive that are visible from public streets.

(ii) The Facades of first/ground floor of the buildings along Sharon Road shall incorporate a minimum of 25% masonry materials such as brick, stucco or stone.

(iii) Foundations, where provided, shall be constructed as a distinct building element that contrasts with Facade materials. Exposed above-ground foundations shall be coated or faced in cement, stucco, brick, manufactured stone, or natural stone to contrast with facade materials.

d. **Facade articulation:**

(i) Sharon Road fronting Facades and End fronting Facades shall be articulated and designed to create additional visual interest by varying architectural details, building materials, the roof line, and building offsets.

(ii) First Story Facades of all buildings along Sharon Road shall incorporate columns, awnings, arcades, windows, doors, and/or other architectural elements.

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Prepared for:	Mark	Date	Description
Sharon Towers 4768 Sharon Rd Charlotte, NC 28210	1	4/16/2018	Revision #1
	2	5/15/2018	Revision #2
	3	6/12/2018	Revision #3
	4	7/24/2018	Revision #4

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**Sharon Towers
2018-027**
5100 Sharon Road
Charlotte, NC 28210
2/23/2018 Rezoning Submittal I
Project ID: 17027.001

Development Standards
2018 Rezoning vvw
RZ-4A

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10. Environmental Features:

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Tree Ordinance and Post Construction Controls Ordinance. It is understood that storm water detention storage facilities on the Site will be underground and shall not be open.

b. In addition to the foregoing, a minimum of 16% the entire Sharon Towers Campus (as defined in Section 1.e above) in the aggregate shall be devoted to tree save areas as defined in the City of Charlotte Tree Ordinance.

11.A. Signage On Site:

a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided in addition to the signage otherwise allowed in this Section; provided, however, in no event shall the following signs be permitted in areas within view at grade from Sharon Road or from the Hazelton residential edge: (i) flashing signage; (ii) marquee signage; or (iii) tv screen type messaging signage; provided that LED and other similar technology may be used to provide lighting for signs. Furthermore, no wall signs shall be located along the buildings that directly face the Hazelton residential edge but this shall not limit signage rights at the corner of the building within Development Area B that faces Sharon Road and Development Area E.

b. Because the Site will be viewed as a Planned/Unified Development as defined by the Ordinance, signs may be located throughout the portion of the Site designated MUDD-O as allowed by the Ordinance and the Optional Provisions. In addition, uses located on the interior of the Site may be identified on the allowed signs (by way of example, the indoor recreation use and the other uses may be identified on the signs allowed along Sharon Road). The allowed signs may contain identification signage for any of the permitted uses located on the Site.

c. Master signage and graphic systems may be adopted.

11.B. Laurelwood Neighborhood Identification Sign.

a. Prior to the Hazelton Open Space Delivery Date (as defined in Section 3.c.as may be extended as to the Extended Saussy Streetscape Improvements as described in Section 5.b.(ii)), Petitioner shall install, at its expense, a sign identifying the Laurelwood neighborhood (the "Laurelwood Sign") in accordance with the following standards: (i) the Laurelwood Sign shall not exceed 24 square feet in size and shall not be taller at grade than 3-1/2 feet, or in the event of an agreed upon column-based or pier-based sign shall not be taller than 6 feet; feet unless Petitioner otherwise agrees in writing to a different size suggested by Laurelwood representatives; (ii) if the Extended Saussy Streetscape Improvements are in place in a timely manner then the Laurelwood Sign shall be located on the western edge of the Hazelton open space immediately behind the sidewalk improvements where practical in alignment with a landmark sign to be located on the northern side of Hazelton Drive by others; (iii) if the Extended Saussy Streetscape Improvements are not installed in a timely manner as described above, then the Laurelwood Sign shall be installed within the 8' planting strip portion of the streetscape improvements along the Hazelton open space, unless Petitioner otherwise agrees in writing to alterations suggested by Laurelwood representatives; and (iv) such other design aspects mutually acceptable to Petitioner and Laurelwood representatives.

b. Petitioner shall bear the cost of the initial Laurelwood Sign and its installation, and the cost of installation of appropriate electrical and irrigation related utilities, but it shall not bear the cost of repairs or replacements of the Laurelwood Sign, unless caused by Petitioner (including its agents performing landscaping or other work on Development Area E). Petitioner will bear the cost of on-going electrical and irrigation utilities associated with the Laurelwood Sign.

c. If the Laurelwood Sign suffers material damage (excluding ordinary wear and tear and minor damage) and is not repaired or replaced as needed by Laurelwood residents or parties other than Petitioner, Petitioner may notify Laurelwood neighborhood leadership of the failure to repair or replace the Laurelwood Sign and if such failure is not remedied within 90 days of delivery of notice Laurelwood neighborhood leadership, Petitioner may remove, at Petitioner's expense, the Laurelwood Sign in order to ensure a quality presentation of the Hazelton open space area. If the Laurelwood Sign is removed per the foregoing, at a later date Laurelwood neighborhood leadership may replace the removed sign with a new one that is in compliance with the provisions of this Section 11.B.

12. Lighting:

a. All new lighting shall be full cut-off type lighting fixtures and downwardly directed, excluding lower decorative lighting that may be installed along the driveways, sidewalks, and parking areas. Flashing lighting and flashing signs shall not be permitted.

b. Detached lighting on the Site, except street lights located along public and private streets, will be limited to 25 feet in height except as may be required for public safety purposes, and no such detached lighting except for pedestrian scale lighting and low level security lighting shall be located along the Hazelton residential edge except for that portion fronting Development Area E.

c. Any lighting associated with the fire lane/emergency access along the Hazelton residential edge shall be limited to at grade low level lighting except as may be required for public safety purposes.

13. Construction and Miscellaneous Provisions:

a. Notwithstanding any other provision contained herein, all construction vehicles, including, without limitation vehicles transporting construction workers serving the Site, shall be prohibited from parking or idling on any streets located in the adjacent Fairmeadows subdivision or the adjacent Laurelwood subdivision, except when such construction parking and activity relates directly to the Hazelton open space area or related streetscape improvements or improvements to Sharon Road along the Hazelton open space area.

b. Petitioner shall refrain from closing lanes on Hazelton Drive or Sharon Road during construction related to the Rezoning except as may be reasonably required in connection with the street and streetscape improvements to the Sharon Road and Sharon View Road intersections per the requirements of Section 4 herein and in connection with construction related to the Hazelton open space area or related streetscape improvements, provided that such lane closings may take place per City regulations or as required by the City in connection with project construction and utility construction in the public rights of way may be undertaken by the City and/or utilities companies, and in such event Petitioner shall not have control of which lanes may be closed nor for which periods of time in connection with such work; in such event, Petitioner will work with the City and such utility companies to minimize the time necessary for completion of any such work.

c. Except as otherwise set forth in this subsection, outdoor construction activities (collectively "outdoor construction and delivery activities") utilizing backhoes, dump trucks, pavers, heavy materials delivery trucks, other similar heavy equipment, air compressors; extended outdoor hammering, banging, foundation drilling, blasting or other outdoor activities that create material vibrations felt or heard off-site) may not be conducted on the Site on Sundays. Such activities are limited to 7:00 AM to 7:00 PM Monday through Saturday. Provided however, such outdoor construction and delivery activities for tasks that require more than 12 hours to complete, such as a major concrete pour or when specific hours are required by the City or the ability of the supplier to deliver materials, may exceed the above-referenced time limits up to five (5) times during the construction of each building.

d. The contractor(s) shall keep the construction Site in a clean and orderly condition and shall promptly clean the adjacent roads and sidewalks as reasonably needed, but in all cases as otherwise required by applicable regulations.

e. Development Area E shall not be used for parking nor as a staging ground for construction on the Site except as solely relates to construction on Development Area E or adjacent sidewalks/streetscape/hardscape/landscape/utilities, except as required by local regulations or the City.

f. Petitioner shall abide by all applicable noise ordinances throughout the construction process related to work contemplated by the Rezoning, but in the event of a conflict between the construction related time limitations set forth above in subsection c. above and the noise ordinance, the more restrictive provisions shall control.

g. Petitioner shall refrain from using construction lights after dusk and prior to dawn that intrude into nearby residents' properties except where required by law or ordinance for safety purposes or otherwise required by laws, regulations or Ordinance, in which cases Petitioner shall take reasonable efforts to work with the affected residents to minimize the impact of any lighting.

h. Except as set forth in this Section, Petitioner shall take reasonable efforts to maintain the adjacent roadways during construction of the work contemplated by the Rezoning to allow their continued use in accordance with this Rezoning Plan.

i. Petitioner shall take reasonable efforts to contain dust and construction debris from entering the Laurelwood or Fairmeadows neighborhoods and being deposited on vehicles and personal property as a result of work contemplated by the Rezoning and such efforts shall include installation of construction fencing with appropriate screening during construction of the portions of the Rezoning Site.

j. It is agreed that Petitioner is not responsible for taking any actions under this Section or otherwise that are unrelated to the work on the Site.

k. The construction management commitments of Petitioner described in this Section relate to the work associated contemplated by the Rezoning, and such commitments shall no longer apply upon final completion of construction of such work evidenced by the issuance of the last certificate of occupancy for the last building constructed as part of such work.

l. It is understood that many of the construction management commitments of the Petitioner describe in this Section are by their nature subject to human error or misunderstanding so that the standard of review for such commitments shall be a reasonable efforts standard that takes into consideration a level of violations beyond isolated instances.

14. Amendments to the Rezoning Plan:

a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance. Any reference to the Ordinance or Ordinances shall be deemed to refer to the requirements of the Ordinance or Ordinances in effect as of the date this Rezoning is approved.

15. Binding Effect of the Rezoning Application:

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

TABLE 1: DEVELOPMENT AREAS SUMMARY (See Development Standards for more complete description which shall control)

	Proposed Zoning	Proposed Principle Uses	Overall Building Side Yard/Separation from Hazelton boundary	Required Sideyard within the Building Side Yard/Separation	Buffer Treatment within the Building Side Yard/Separation	Firelane within the Building Side Yard	Max Height at Building side yard/ separation from common boundary (measured per Ord)**	Max Overall Building Height (measured per Ord.)
Development Area A	Inst(CD)	Age restricted residential units	N/A	N/A	N/A	N/A	N/A	78'
Development Area B	MUDD-O	Age restricted residential units, 7,100 sq ft of office uses, 14,900 sq ft of retail/restaurant uses; 4,000 sq ft performance/theater/conference; greenhouse***	60'	N/A	25' Undisturbed buffer; 15' replanted buffer; enhanced plantings and fence*	20'	58'	78'
Development Area C	MUDD-O	Center for Vibrant Living and Age restricted residential units	60'	N/A	25' Undisturbed buffer; 15' replanted buffer; enhanced plantings and fence	20'	60'	72'
Development Area D	Inst(CD)	Age restricted residential units	68.75'	20'	48.75' buffer with enhanced plantings and fence (25' of buffer undisturbed)	20'	65'	72'
Development Area E	R-3 (CD)	Limited to Open Space once building on Dev. Area B is built; until then limited to single family uses for each lot	N/A	N/A	N/A	N/A	N/A	N/A

NOTES:

*Buffer plantings and fence not provided in Development Area B adjacent to Development Area E

** See development standards for height step back

*** Reference to "Retail" includes "Retail, EDEEs & Personal Services uses; Up to 2,000 sf of Retail/EDEEs & Personal Services uses may be converted to Office uses.

Open space to be provided prior to first CO in Dev. Area B, but until such time this area may be used for single family residential uses

Prepared for:	Mark	Date	Description
Sharon Towers 4768 Sharon Rd Charlotte, NC 28210	1	4/16/2018	Revision #1
	2	5/15/2018	Revision #2
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	4	7/24/2018	Revision #4



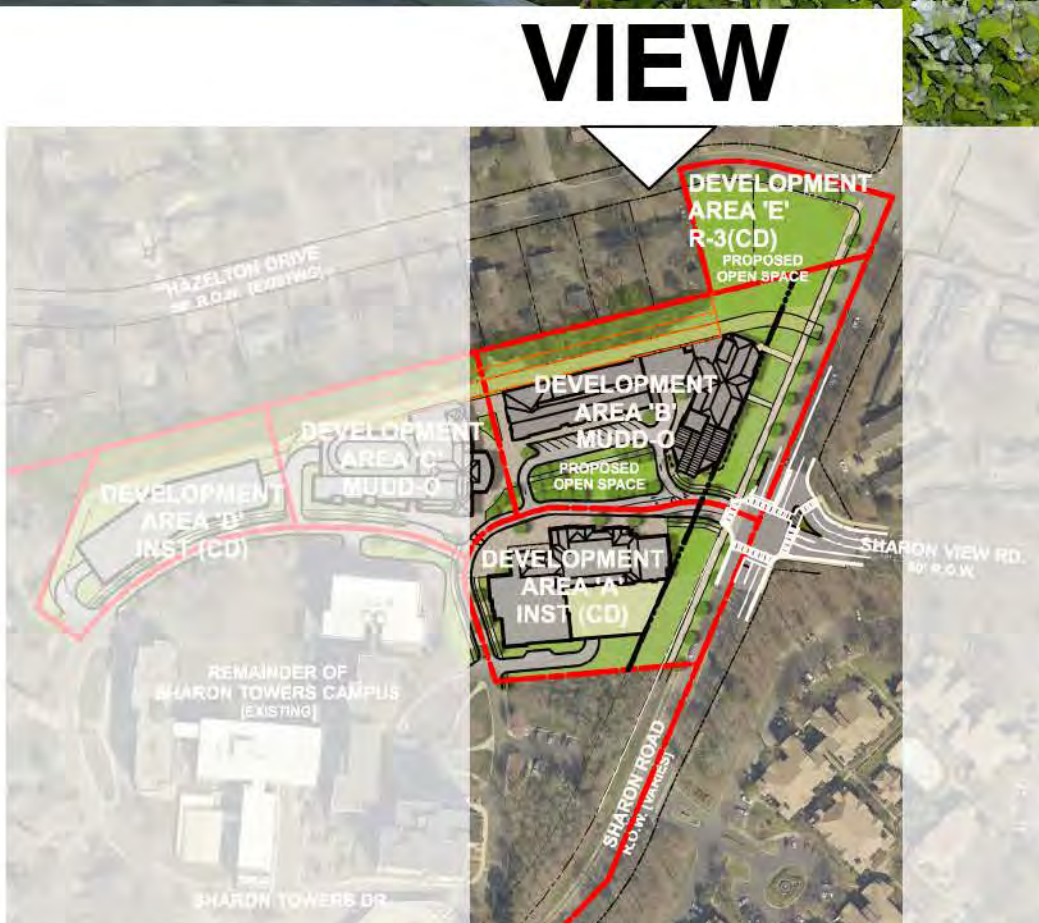
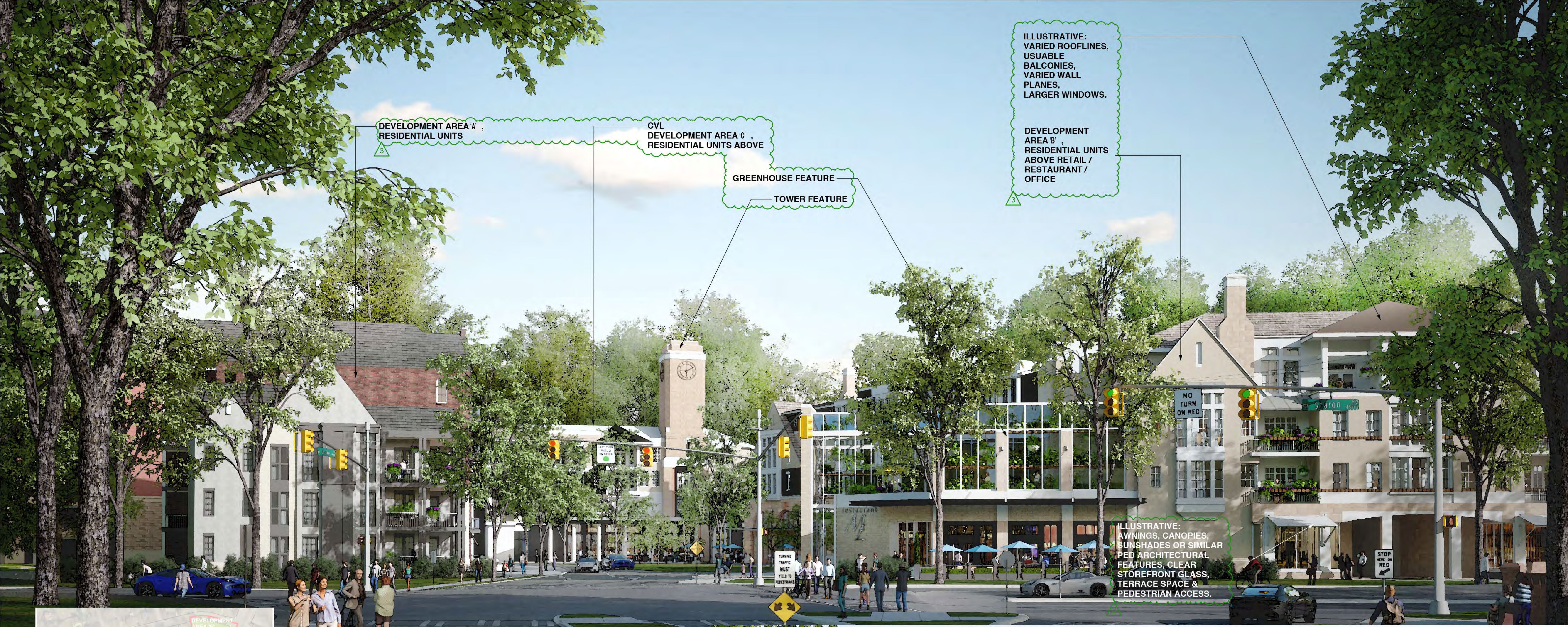
**Sharon Towers
2018-027**

2151 Hawkins Street
Suite 400
Charlotte, NC 28203

5100 Sharon Road
Charlotte, NC 28210

:A 2/23/2018 Rezoning Submittal I

Project ID: 17027.001



NOTE: "The schematic elevations and renderings are illustrative for the proposed buildings and are included to reflect an architectural style and quality of the buildings that will be constructed on the site. These schematic elevations are illustrating the use of varied materials, rooflines, glass (either opaque or clear), wall plane variation, and massing. The actual buildings (and the nature and location of the individual building elements) constructed on the site may vary from these illustrations provided that the design intent is preserved."

Sharon Road Conceptual View & Architectural Perspective



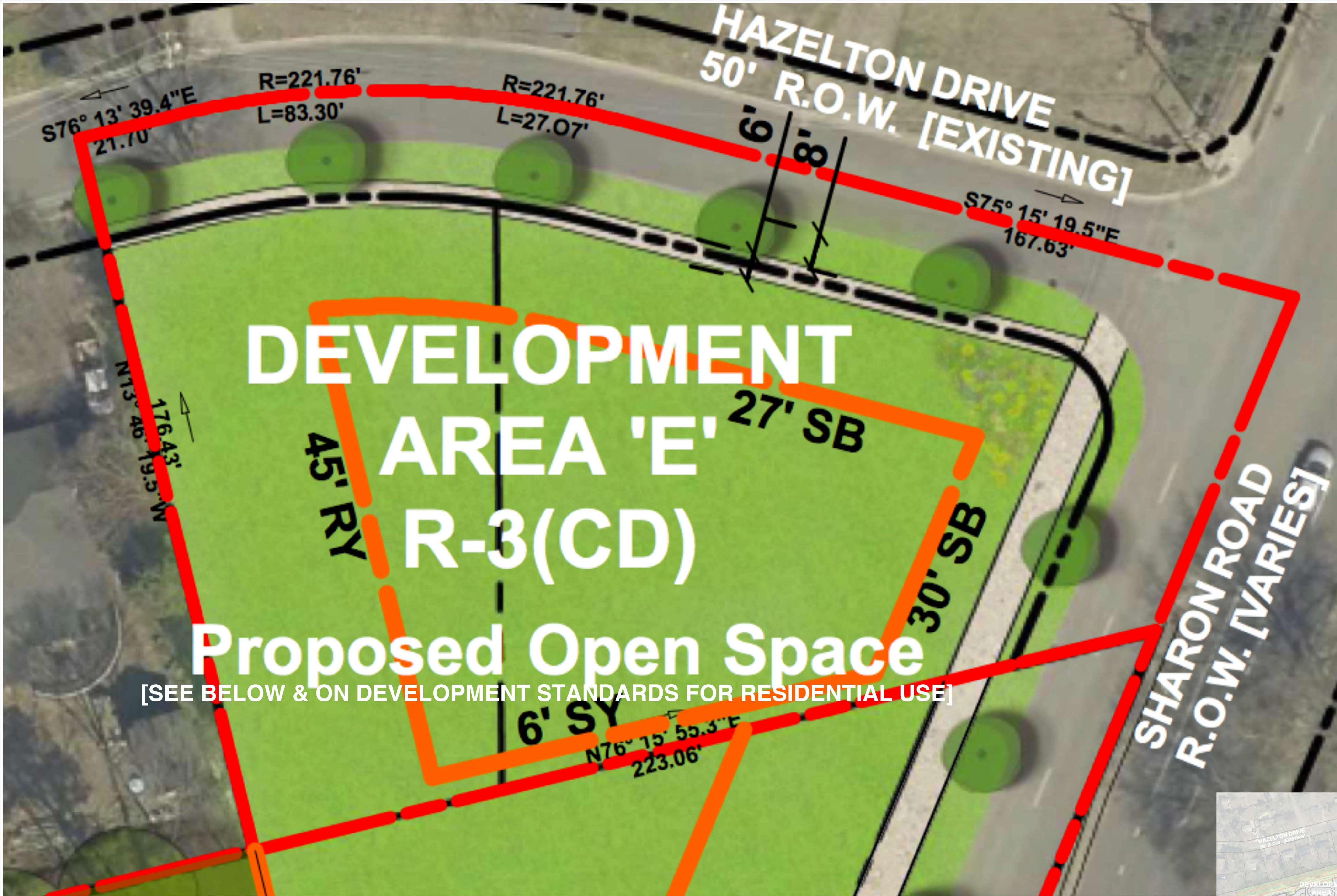
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 2018-027
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 Charlotte, NC 28210
 2/23/2018 Rezoning Submittal 1
 Project ID: 17027.001

Conceptual Renderings
 2018 Rezoning.vwx
RZ-5



ENLARGED AREA



Open Space Area Along Hazelton Drive

OPEN SPACE COMMITMENTS

- PRESERVING .53 ACRES AT THE CORNER OF SHARON RD. & HAZELETON DR. FOR OPEN SPACE
- DIRECT PEDESTRIAN CONNECTIONS FROM NEIGHBORHOOD TO SHARON TOWERS.
- SEE DEVELOPMENT STANDARDS FOR DETAILS

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Open Space Area Along Hazelton Drive
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3 Conceptual Site Section 'B'

THIS IS A CONCEPTUAL DEPICTION OF HORIZONTAL TREATMENT OF HAZELTON DRIVE EDGE FOR DEVELOPMENT AREA 'B'

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Conceptual Site Section
Development Area 'B'
2018 Rezoning.vwx
RZ-7A



KEY MAP
N.T.S.



LANDSCAPE PLAN
SECTION 'D'

"NOTE: See Section 5.c. of Development Standards for details which shall govern."

3 Conceptual Site Section 'D'

THIS IS A CONCEPTUAL DEPICTION OF HORIZONTAL TREATMENT OF HAZELTON DRIVE EDGE FOR DEVELOPMENT AREA 'D'

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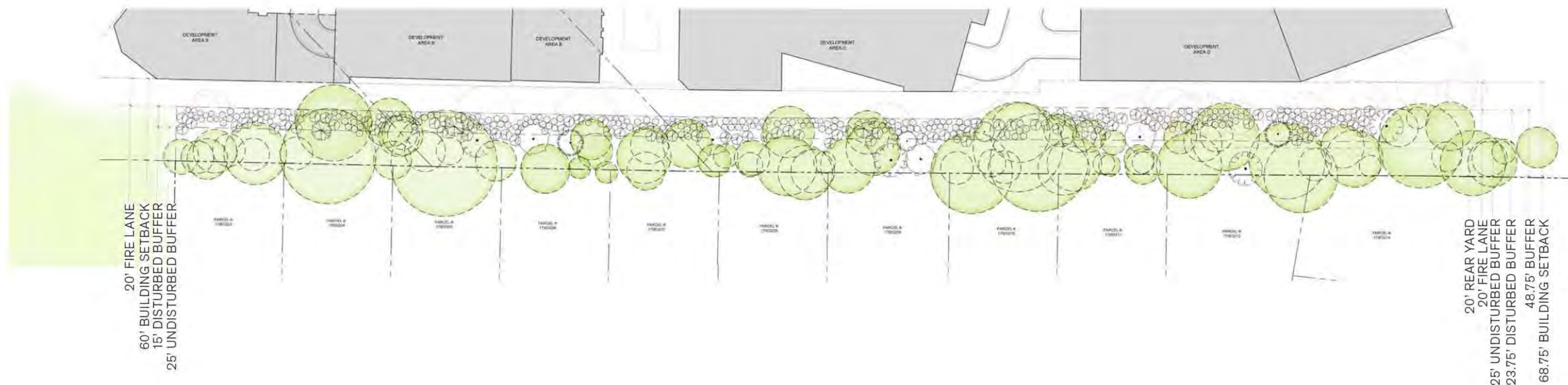
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Conceptual Site Section
Development Area 'D'
2018 Rezoning.vwx
RZ-7B

OVERALL CONCEPTUAL LANDSCAPE AND TREE PRESERVATION PLAN



EXISTING TREES LEGEND

-  EXISTING TREES TO REMAIN (approximate)
-  EXISTING TREES TO BE REMOVED (approximate)

BUFFER DESCRIPTION

Undisturbed Buffer: Preserve all trees except for the clean up of unsightly underbrush or less mature trees of 3" caliper or less. No grading shall take place except in connection with unusual topography or site conditions, fences, required landscaping, and landscape maintenance as set forth in section 5.c.

Disturbed Buffer: Buffer area beyond the 25' undisturbed buffer to include replanting and 6' privacy fence.

40' & 48.75' Total Buffer Area: Combined Disturbed and Undisturbed Buffer planted to Class B buffer standards

Note: Existing trees 7" caliper or less not reflected

CONCEPTUAL SUPPLEMENTAL PLANTING PLAN





TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	CALIPER	HEIGHT
	ACE SAC	Acer saccharum	Sugar Maple	B & B	2"	10-12'
	CER CCA	Cercis canadensis	Eastern Redbud	#20	2"	10-12'
	ILEX AT	Ilex x attenuata 'Fosteri'	Foster Holly	B&B		8-10'
	PIN EVI	Pinus virginiana	Virginia Pine	#20	2"	10-12'
	QUER SH	Quercus shumardii	Shumard Red Oak	B&B	3" Cal.	12-14'
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	ABE GRA	Abelia x grandiflora	Glossy Abelia	#5/7	As Shown	24-36"
	FOR INT	Forsythia x intermedia	Border Forsythia	#5/7	As Shown	24-36"
	VIB LEA	Viburnum rhytidophyllum	Leatherleaf Viburnum	#5/7	As Shown	24-36"

N.T.S.

SHARON TOWERS CHARLOTTE, NC ▪ BUFFER EXHIBIT

PN 1017102 | 06.22.2018

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Buffer Exhibit

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RZ-7B CONT

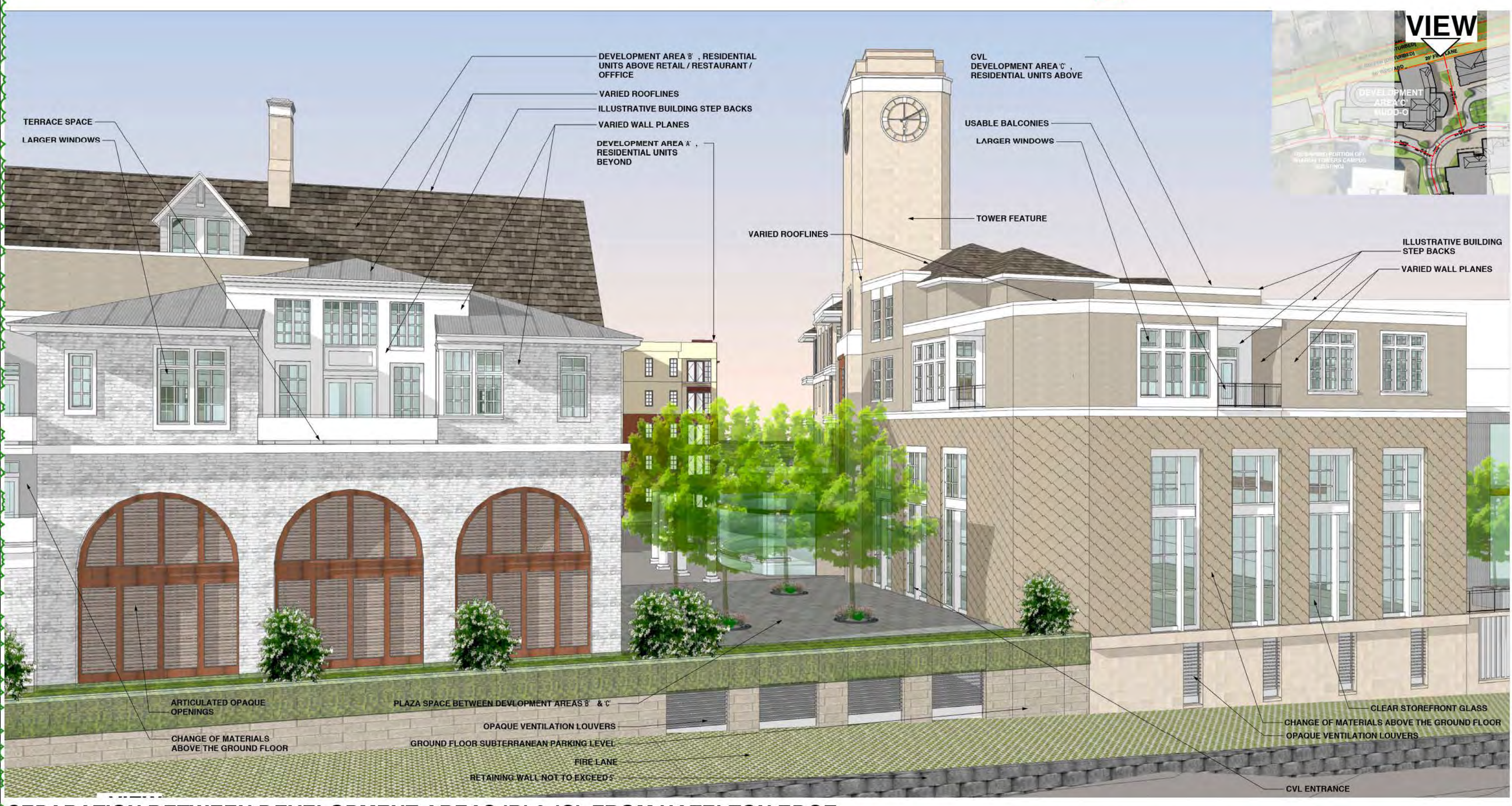


DEVELOPMENT AREA 'B' FROM OPEN SPACE



DEVELOPMENT AREA 'B' FROM HAZELTON EDGE

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SEPARATION BETWEEN DEVELOPMENT AREAS 'B' & 'C' FROM HAZELTON EDGE



DEVELOPMENT AREA 'C' FROM HAZELTON EDGE

CONCEPTUAL PERSPECTIVES - PORTIONS OF DEVELOPMENT AREAS 'B' & 'C'

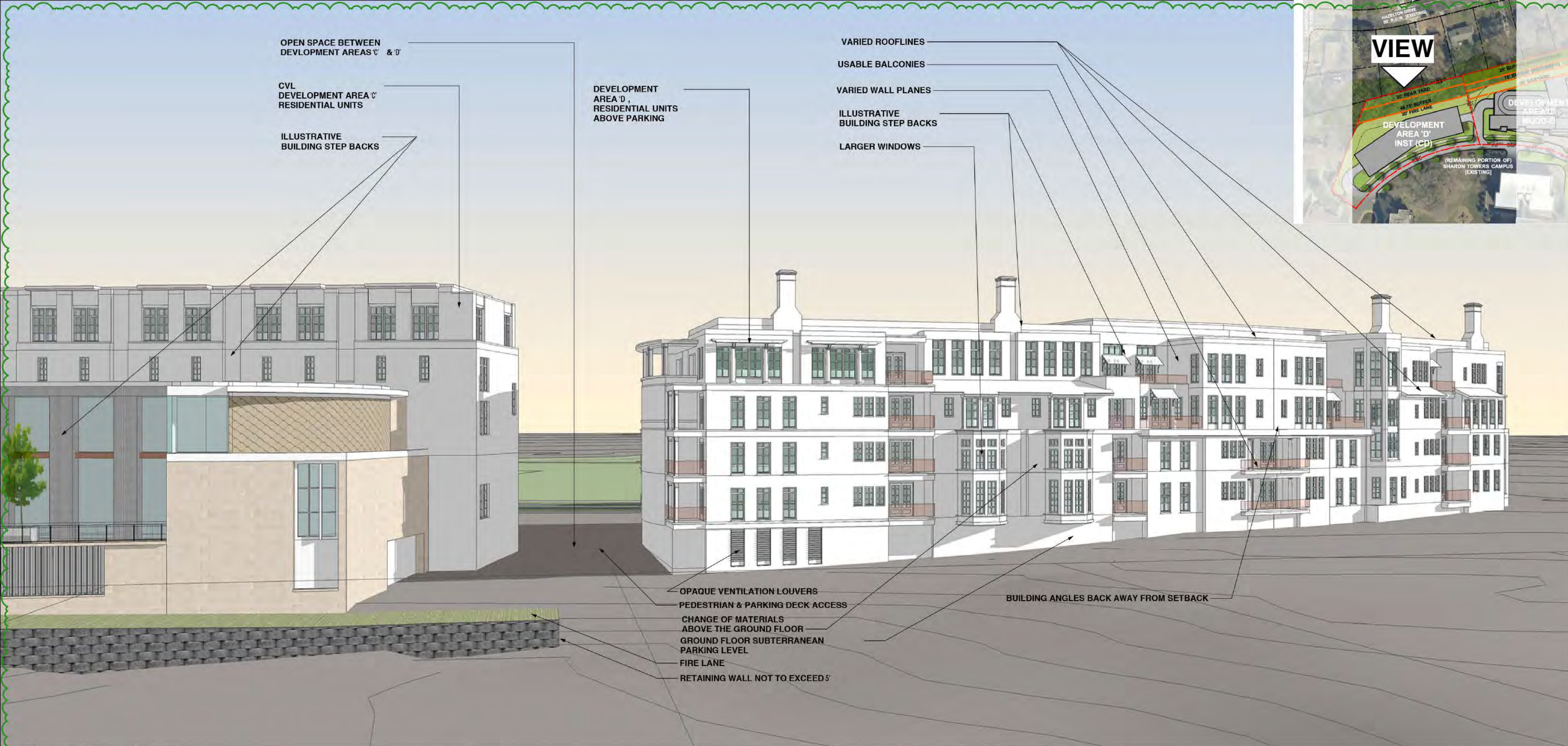
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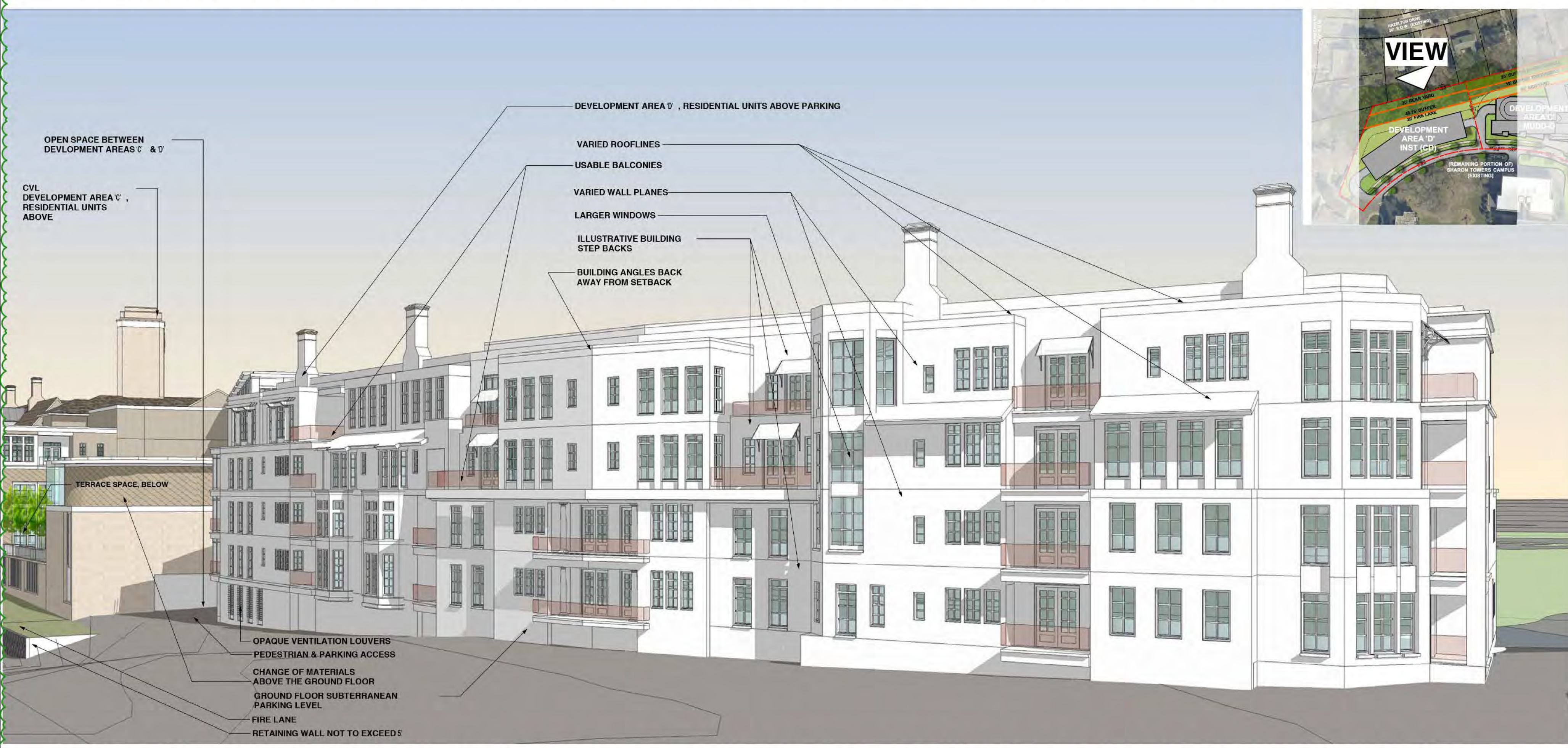
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Conceptual Perspectives
Portion of Development
Areas 'B' & 'C'
2018 Rezoning vwx
RZ-8A

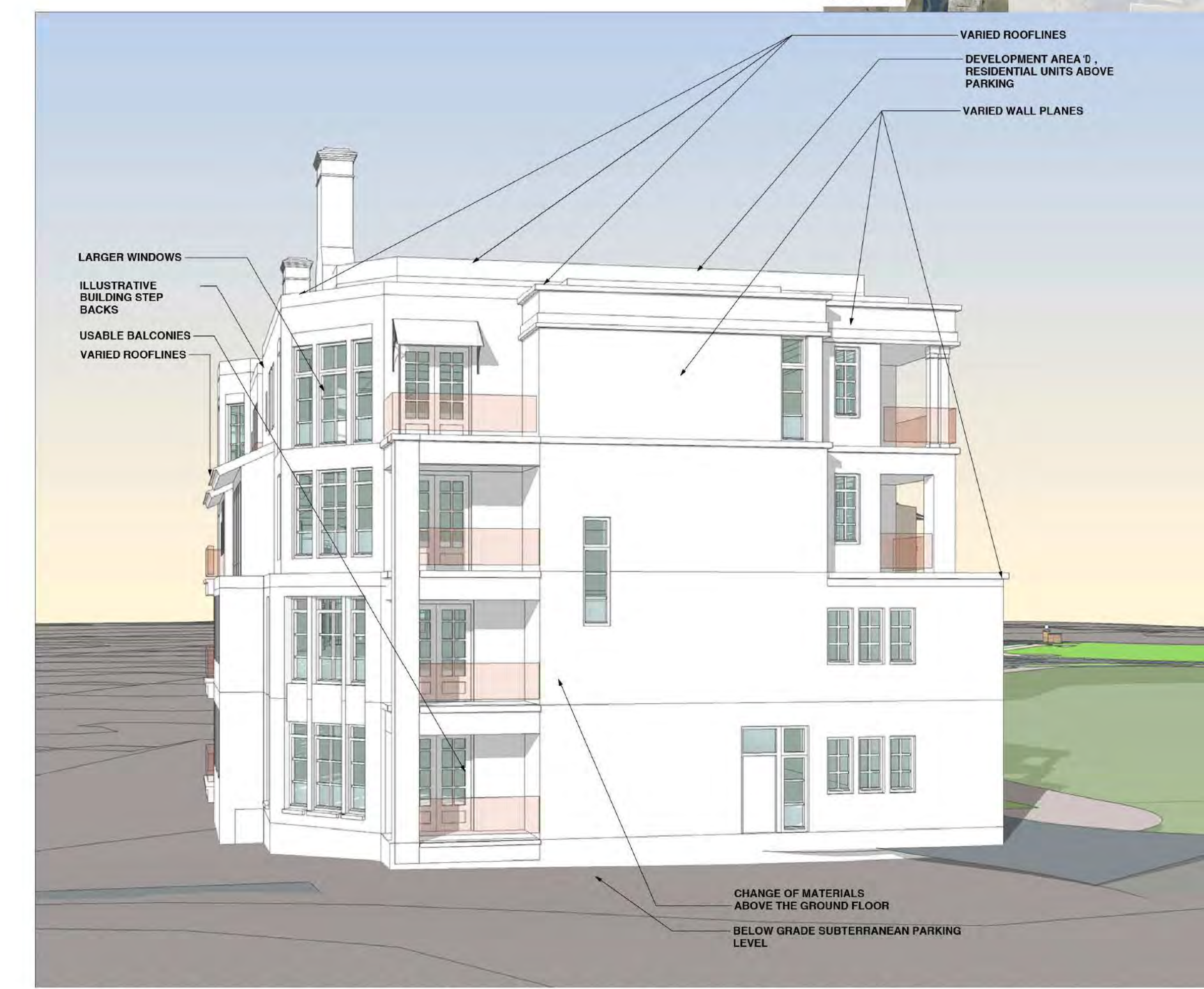


CONCEPTUAL PERSPECTIVE - DEVELOPMENT AREA 'D' - BUILDING 'F' MASSING FROM HAZELTON EDGE

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CONCEPTUAL PERSPECTIVE - DEVELOPMENT AREA 'D' - BUILDING 'F' MASSING FROM COTTAGES AT HAZELTON EDGE



CONCEPTUAL PERSPECTIVE - DEVELOPMENT AREA 'D' BUILDING 'F' MASSING FROM FAIRHEATH EDGE

CONCEPTUAL PERSPECTIVES - PORTIONS OF DEVELOPMENT AREAS 'C' & 'D'

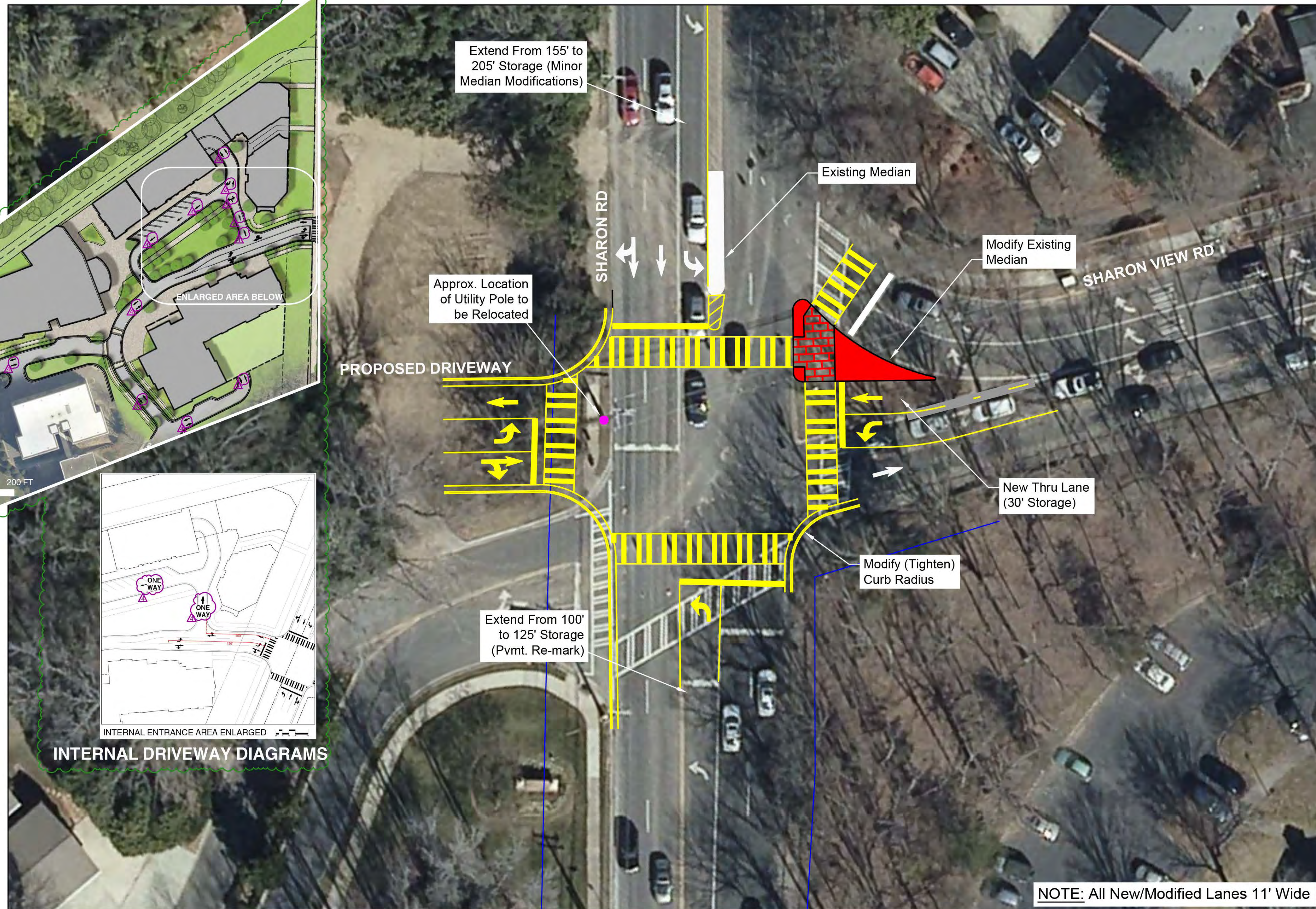
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Traffic Improvement Diagram

"NOTE: the improvements generally depicted are subject to further review by Petitioner in consultation with CDOT and other departments."