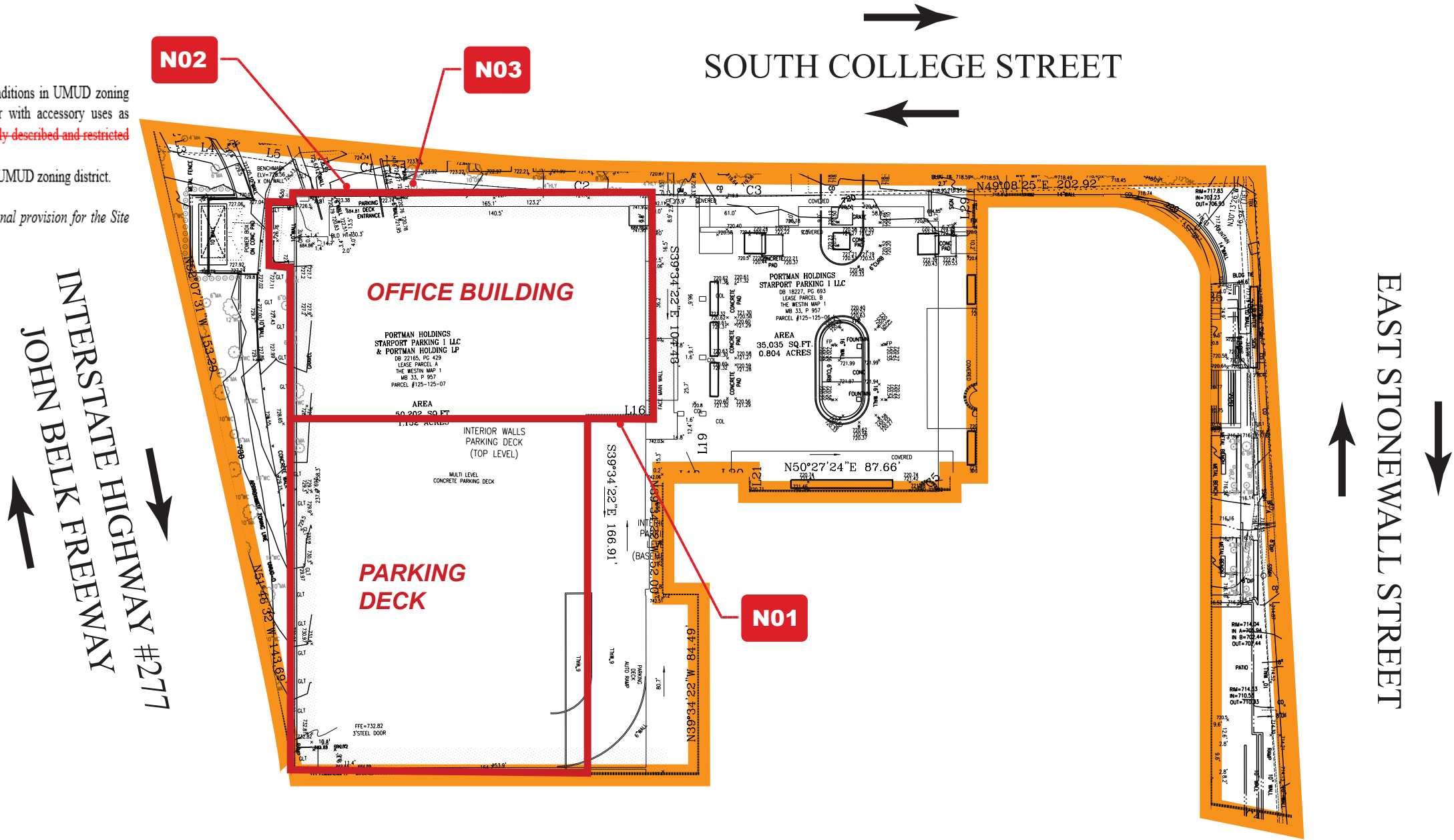


Site Development Data:

- Acreage: ± 1.957 acres
- Tax Parcel #s: 125-125-06
- Existing Zoning: UMUD-O
- Proposed Zoning: UMUD-O(SPA)
- Existing Uses: Office building, hotel and parking structure
- Proposed Uses: Uses permitted by right and under prescribed conditions in UMUD zoning district and by the Optional provisions below together with accessory uses as allowed in the UMUD zoning district. (as more specifically described and restricted below in Section 3).
- Maximum Gross Square feet of Development: As allowed by the UMUD zoning district.

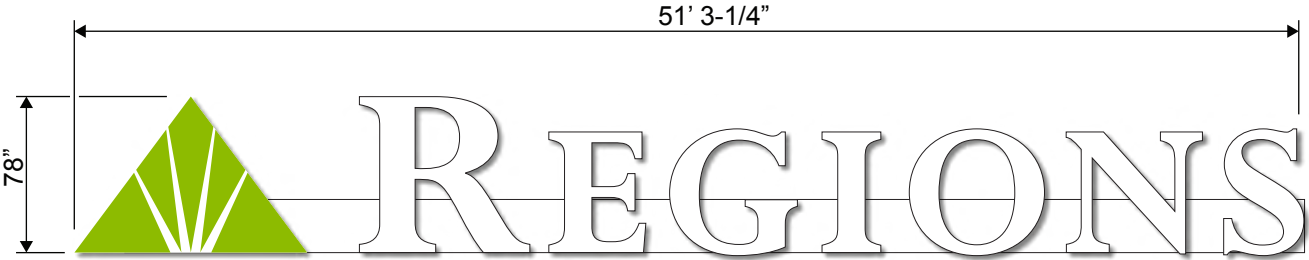
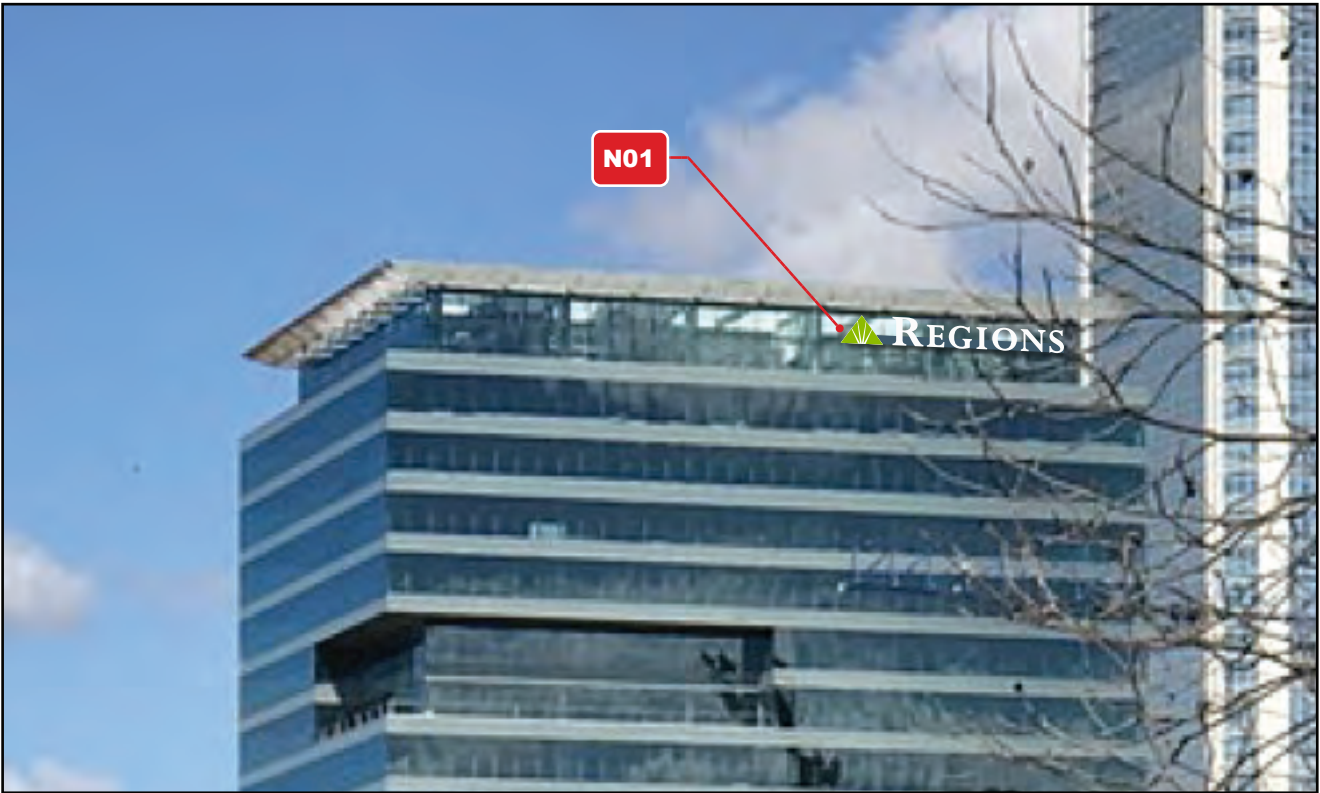
The purpose of this rezoning petition is to allow an additional optional provision for the Site regarding building signage.



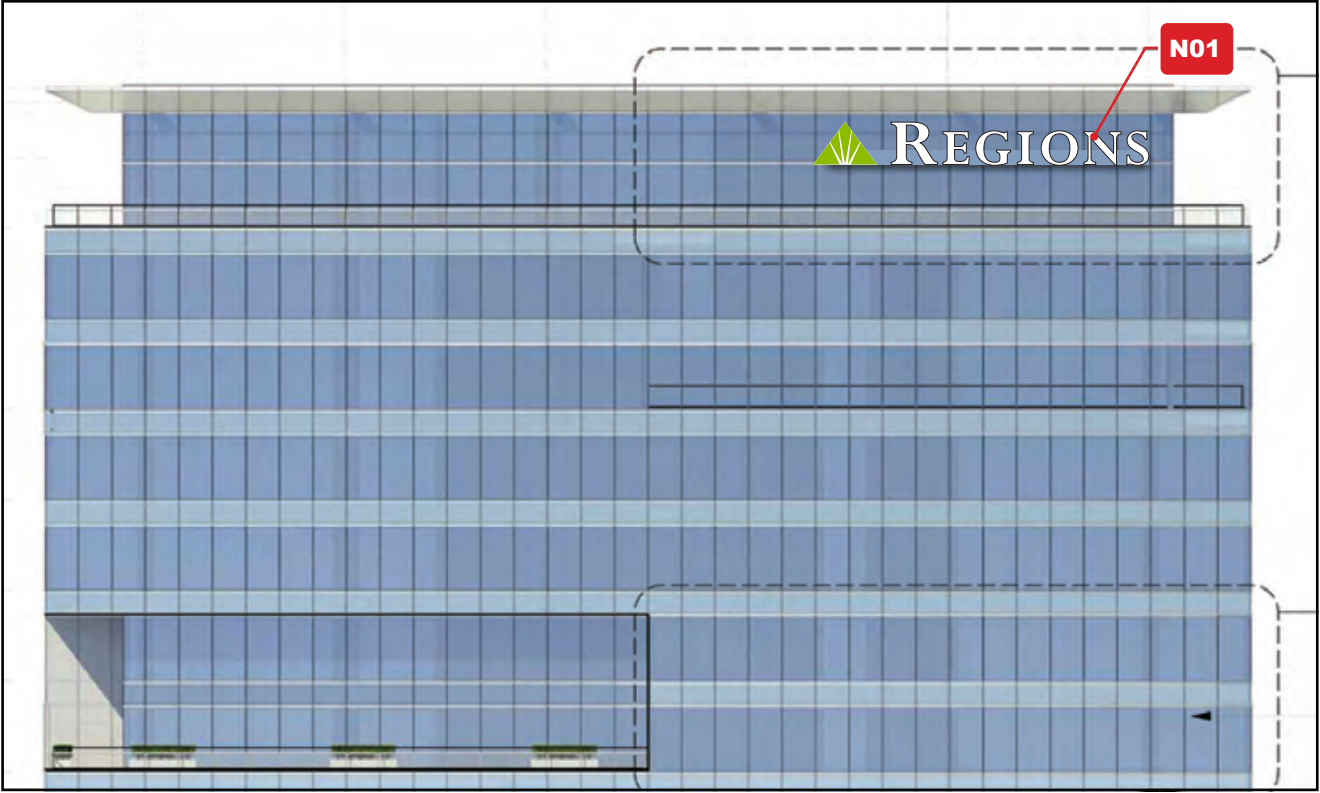
PETITION # 2017-087

SIGN N01 - RFC.REG-IL78MWL-RW - 78”H ILLUMINATED WHITE MODIFIED LINEAR RACEWAY CHANNEL LETTERS (333.1 SQ. FT.)

THE SIGN REQUEST IS FOR AN 18 STORY BUILDING THAT IS 982 FT TALL.



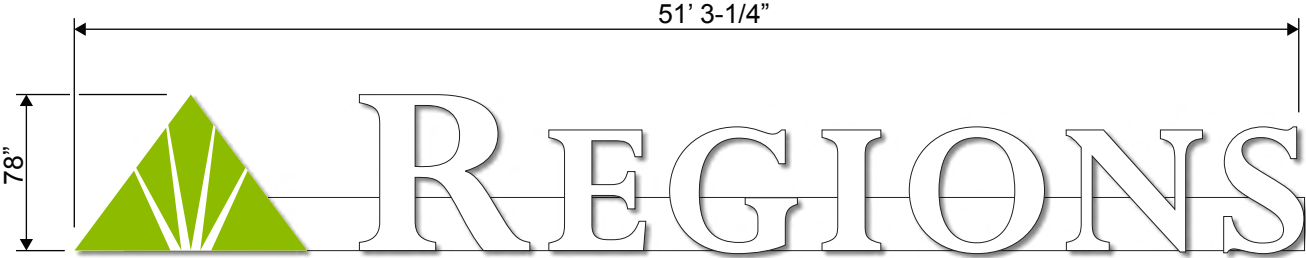
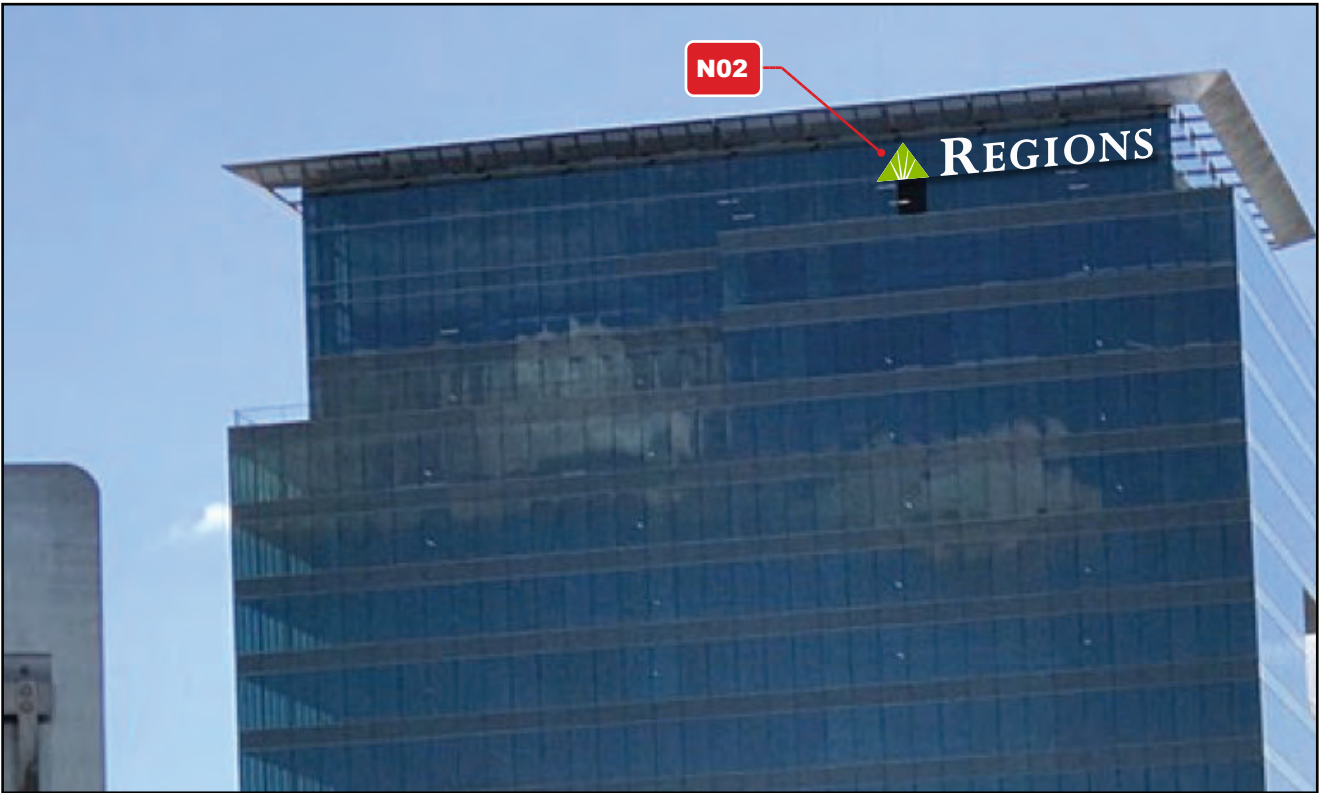
RFC.REG-IL78MWL-RW - 78”H ILLUMINATED WHITE MODIFIED LINEAR RACEWAY CHANNEL LETTERS
SCALE: 1/8" = 1' 0"



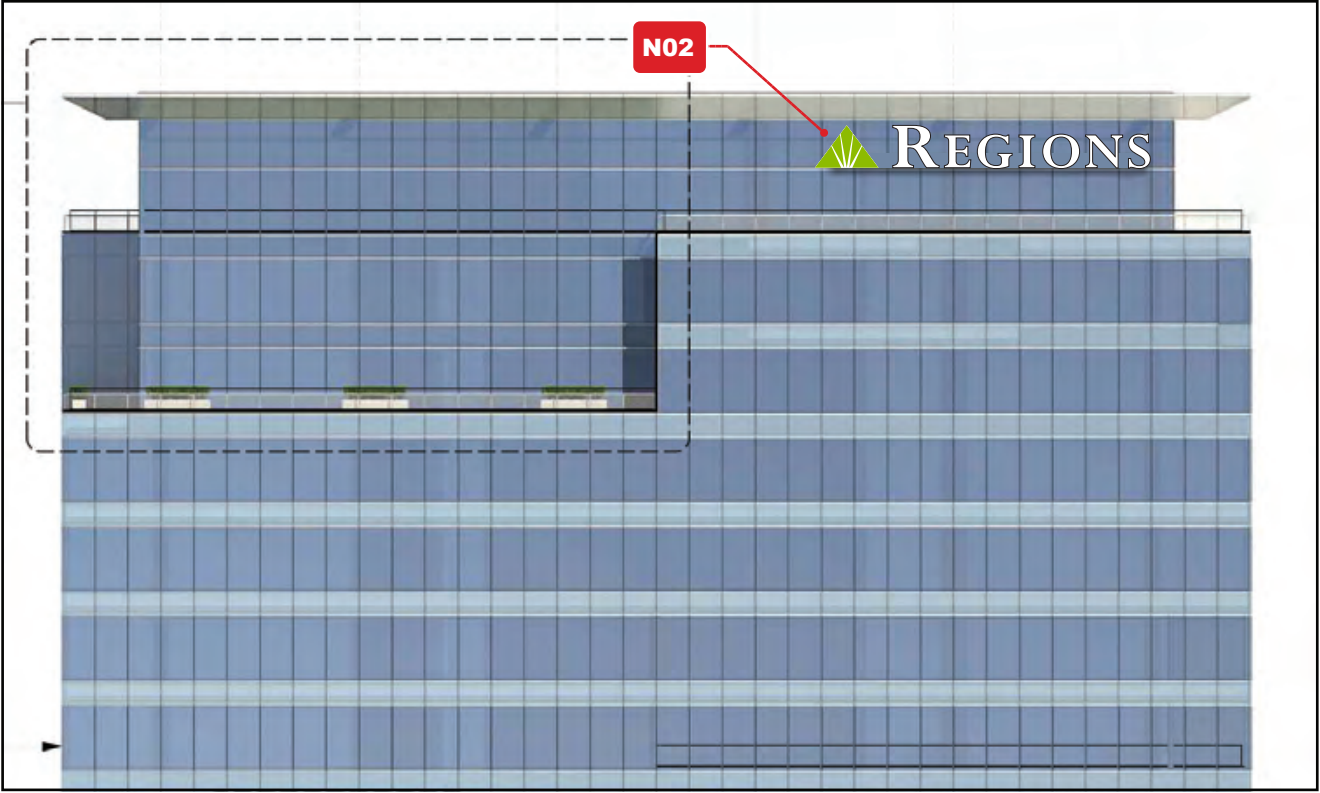
EAST ELEVATION

SIGN N02 - RFC.REG-IL78MWL-RW - 78”H ILLUMINATED WHITE MODIFIED LINEAR RACEWAY CHANNEL LETTERS (333.1 SQ. FT.)

THE SIGN REQUEST IS FOR AN 18 STORY BUILDING THAT IS 982 FT TALL.



RFC.REG-IL78MWL-RW - 78”H ILLUMINATED WHITE MODIFIED LINEAR RACEWAY CHANNEL LETTERS
SCALE: 1/8” = 1’ 0”

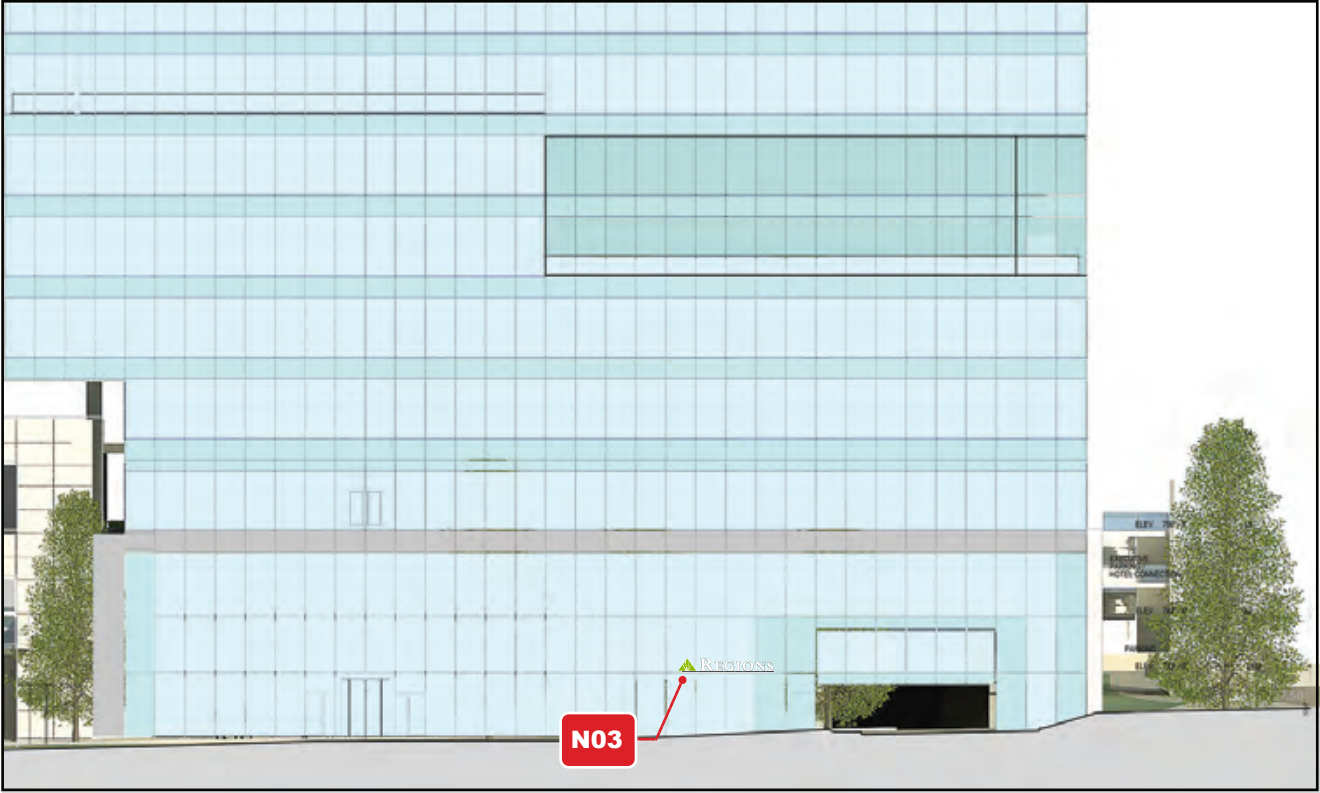


WEST ELEVATION


SIGN N03 - RFC.REG-IL24MWL-RW - 24”H ILLUMINATED WHITE MODIFIED LINEAR RACEWAY CHANNEL LETTERS (31.55 SQ. FT.)



RFC.REG-IL24MWL-RW - 24”H ILLUMINATED WHITE MODIFIED LINEAR RACEWAY CHANNEL LETTERS
SCALE: 1/2” = 1’ 0”



WEST ELEVATION

 PHILADELPHIASIGN BRINGING THE WORLD'S BRANDS TO LIFE	TITLE	Regions	DWG BY	RJW	DATE	04/02/17	DATE	4.18.17	Revised as Noted.....	RJW	THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONJUNCTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.
	ADDRESS	RFC073.NB Headquarters Building 615 South College Street Charlotte, NC 28202	DWG NUM	B73340	SHEET	4	05.04.17	Revised as Site Plan	RJW		
							05.14.17	Revised as Noted.....	RJW		
							05.23.17	Add full elevation	RJW		
							06.02.17	Revised Elevation Drawings on Page 5	JHH		
							06.07.17	Revised as noted	RJW		
707 WEST SPRING GARDEN ST • PALMYRA, NJ • 08065 • P: 856-829-1460 • F: 856-829-8549 • WEB: http://www.philadelphiasign.com											

EAST ELEVATION



WEST ELEVATION



Regions Bank
Development Standards
05/2/1706/07/17
Rezoning Petition No. 2017-087

Site Development Data:

- Acreage:** ± 1.957 acres
- Tax Parcel #s:** 125-125-06
- Existing Zoning:** UMUD-O
- Proposed Zoning:** UMUD-O(SPA)
- Existing Uses:** Office building, hotel and parking structure
- Proposed Uses:** Uses permitted by right and under prescribed conditions in UMUD zoning district and by the Optional provisions below together with accessory uses as allowed in the UMUD zoning district ~~(as more specifically described and restricted below in Section 3).~~
- Maximum Gross Square feet of Development:** As allowed by the UMUD zoning district.

The purpose of this rezoning petition is to allow an additional optional provision for the Site regarding building signage.

1. General Provisions:

- a. **Site Location.** These Development Standards and the Technical Data Sheet and other graphics set forth on attached Sheet RZ-1 form this rezoning plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Regions Bank (“Petitioner”) for an approximately 1.957 acre site located at 615 S College Street (the "Site").
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the “Ordinance”). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the UMUD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.

c. **Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets and other development matters and site elements (collectively the “Development/Site Elements”) set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

d. **Number of Buildings Principal and Accessory.** The total number of principal buildings to be developed on the Site will be limited to two (2). 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) to which such the accessory structure/building shall relate.

e. **Planned/Unified Development.** The Site may 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 building plans for the Adjacent Westin Hotel. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards, if applicable, will not be required internally between improvements and other site elements located on the Site and the Westin Hotel Site.

2. **Optional Provisions.**

The following optional provision shall apply to the Site:

a. To allow two (2) wall signs located at the top of the existing 18 story 982 foot tall building with up to 335 square feet of sign area per sign as generally depicted on the attached Rezoning Plan. This represents an increase in the allowed wall signage of 135 square feet per sign. The proposed signs will ~~either be attached to the building wall that encloses the building penthouse, or will be anchored to the roof structure located between the penthouse wall and the buildings outer wall~~ as generally depicted on the Rezoning Plan.

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

Additional signs as allowed by the UMUD zoning district will be allowed on the building.

b. To allow the Optional Provision previously approved by Rezoning Petition No. 1999-038 regarding urban open space and required ground floor retail space are to remain as previously approved.

- An Optional Provision to allow the required Urban Open Space for the Site to be located along E. Stonewall Street. A total of 5,075 square feet of Urban Open Space has been provided (as indicated on approved Rezoning Petition No. 1999-038) along E. Stonewall Street. Seating and trees as required by the Ordinance will be installed. This required Urban Open Space was installed as part of the construction of the Westin Hotel. This Petition does not change this previous optional provision.

- An Optional Provision to allow the require first floor retail requirement to be met by 50% of the hotel lobby area, a restaurant, lobby bar and general retail. A total of 11,653 square feet of ground floor area has been provided (as indicated on approved Rezoning Petition No. 1999-038). This required ground floor retail square footage was constructed as part of the construction of the Westin Hotel. This Petition does not change this previous optional provision.

3. Permitted Uses, Development Area Limitations:

- a. The Site may be developed with uses permitted by right and under prescribed conditions in the UMUD zoning district together with accessory uses as allowed in the UMUD zoning district, subject to the Optional Provisions above.

4. Access:

- a. Access to the Site will be from S. College Street and Stonewall Street as generally depicted on the Rezoning Plan.

5. 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.

6. 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, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.