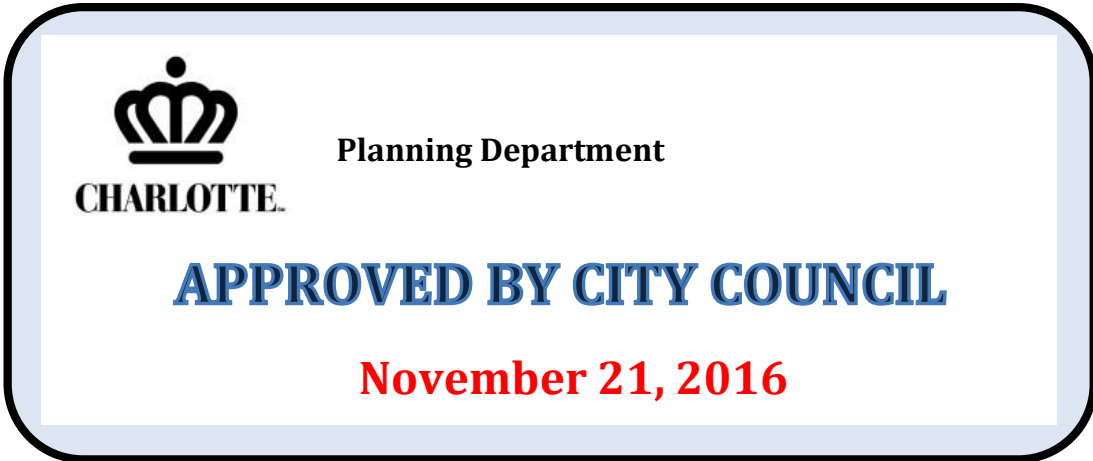


RIVER DISTRICT REZONING PACKAGE

Charlotte, North Carolina



VISION STATEMENT

River District is a master planned community that embraces its natural features, resources, preservation areas and open space as the principle organizing element in its neighborhoods, mixed use town center, employment, gateway and transitional districts. River District will be a vibrant and diverse place that fosters unprecedented economic vitality, diverse residential opportunities and a thriving built environment amidst hundreds of acres of preserved open space. The Districts will evolve over time, while remaining connected through an extensive network of parks/trails, open space and greenway linkages as well as a collection of multi-modal streets that provide a range of transportation opportunities. Unlike anywhere else in Charlotte, the unique location captures the natural beauty that extends from the Catawba River and maximizes the convenience of proximity to the Charlotte Douglas International Airport.

SHEET INDEX:

- 1. Sheet RZ-I - Cover Sheet, Vision Statement & Sheet Index
- 2. Sheet RZ-2A - 2B - Technical Data Sheet and Development Levels
- 3. Sheet RZ-3A - 3D - General Development Standards & Transportation Notes
- 6. Sheet RZ-4A - 4C - Environmental Commitments & Notes and Stream Buffer Plan
- 7. Sheet RZ-5A - 5B - Illustrative Road Network for Design Guidance Only, Urban Street Design Guidelines Classifications and Streetscape by District
- 8. Sheet RZ-6A - 6B - Employment District Map & District Development Standards
- 9. Sheet RZ-7A- 7B - Gateway District Map & District Development Standards
- 10.Sheet RZ-8A - 8B - Transition District Map & District Development Standards
- 11.Sheet RZ-9A- 9B - Town Center District Map & District Development Standards
- 12. Sheet RZ-10A - 10C - Residential District Map & District Development Standards
- 13. Sheet RZ-11 - Phased Development Levels and Transportation Network/Improvements
- 14. Sheet RZ-12 - General Utilities Extension/Infrastructure Plan
- 15. Sheet RZ-13 - Internal Parcel Data
- 16. Sheet RZ-14A - 14B - Adjacent Parcel Owners

PETITIONER	Crescent Communities 227 W Trade St #1000 Charlotte, NC 28202 Contact: Creighton Call 980.321.6000
	Lincoln Harris 4725 Piedmont Rd Dr #800 Charlotte, NC 28210 Contact: Tracy Dodson 704.714.7600
LAND PLANNER	LandDesign, Inc. 223 North Graham St. Charlotte, NC 28202 Contact: Dale Stewart/Eric Pohlmann 704.333.0325
ATTORNEY	Moore & Van Allen Law Firm Suite 4700 100 North Tryon St. Charlotte, NC 28202 Contact: Jeff Brown 704.331.1000
TRANSPORTATION	Design Resource Group 2459 Wilkinson Blvd #200 Charlotte, NC28208 Contact: Randy Goddard 704.343.0608

REVISIONS:

DATE: 11/21/16
DESIGNED BY: LR
DRAWN BY: LR
CHECKED BY: CMG
SCALE: 1"=100'
PROJECT #: 1014342
SHEET #:

RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA
COVER SHEET

CRESCENT
COMMUNITIES

LINCOLN
HARRIS

LandDesign

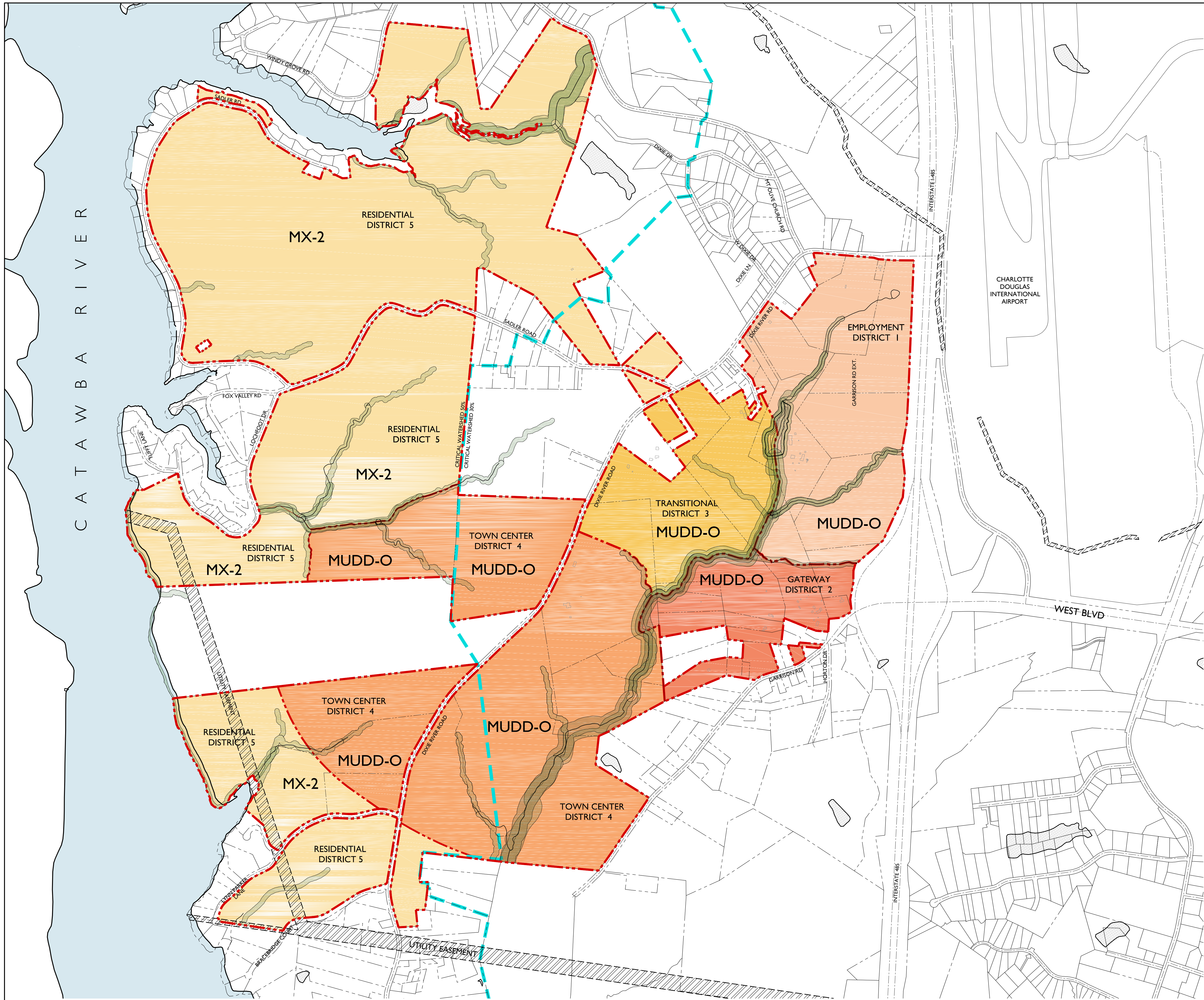
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com

LANDDESIGN INC.

CORPORATE
SEAL

NORTH CAROLINA

RZ-1



VISION STATEMENT

River District is a master planned community that embraces its natural features, resources, preservation areas and open space as the principle organizing element in its neighborhoods, mixed use town center, employment, gateway and transitional districts. River District will be a vibrant and diverse place that fosters unprecedented economic vitality, diverse residential opportunities and a thriving built environment amidst hundreds of acres of preserved open space. The Districts will evolve over time, while remaining connected through an extensive network of parks/trails, open space and greenway linkages as well as a collection of multi-modal streets that provide a range of transportation opportunities. Unlike anywhere else in Charlotte, the unique location captures the natural beauty that extends from the Catawba River and maximizes the convenience of proximity to the Charlotte Douglas International Airport.



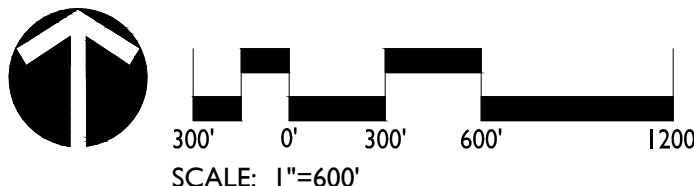
Planning Department

APPROVED BY CITY COUNCIL

November 21, 2016

LEGEND:
CRITICAL WATERSHED
BOUNDARY

OVERALL:
Total Acreage: +/- 1,377.68 acres
Zoning Districts: MUDD-O, MX-2



DATE: 11/21/16
DESIGNED BY: LR
DRAWN BY: LR
CHECKED BY: CMG
SCALE: 1"=600'
PROJECT #: 1014342
SHEET #:

RZ-2A

REVISIONS:

RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA
TECHNICAL DATA SHEET



LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.332.0225 F: 704.332.3246
www.LandDesign.com

		Entitlements by District									
	Not to Exceed through Transfer**	Employment District Base	Employment District Max with Transfer*	Gateway District Base	Gateway District Base with Transfer*	Transitional District Base	Transitional District Base with Transfer*	Town Center Base	Town Center Base Max with Transfer*	Residential District Base	Residential District Max with Transfer
Office	8M	4.5M	5.625M	500,000	625,000	1.0M	1.25M	2.0M	2.5M	X	
Retail/EDEE/Personal Services	500,000	50,000	62,500	50,000	62,500	25,000	31,250	300,000	375,000	75,000	93,750
Hospitality	1,000 Rooms	250		250		X		500		X	
Multi-Family Units	2,350	500	650	X		300	390	1700	2210	300	390
MF or Single-Family Attached	600*			X							
Single-Family Detached	1,700			X						1700	2210
CCRC	200	X	X	X		X	X	X	X	200	

*** Transfer of Development Levels between MUDD-O Districts:**

Commercial Uses: Receiving District shall not be increased by more than 25% from the additional development levels specified

Residential Uses: Receiving District shall not be increased by more than 30% from the additional development levels specified

*** Transfer of Development Levels between the Town Center District and Residential District:**

Commercial Uses: Receiving District shall not be increased by more than 25% from the additional development levels specified

Residential Uses: Receiving District shall not be increased by more than 30% from the additional development levels specified

**** The Amount Not To Exceed noted above, does not include amounts permitted through conversion**

To the extent of any discrepancy between the provisions of the tables above and the provisions of the development standards, the development standards will control.

TRANSFER of DEVELOPMENT LEVELS

	Entitlements by District																				
	Not to Exceed	Employment District	Date of Transfer	Description	Resulting Employment Levels	Gateway District	Date of Transfer	Description	Resulting Gateway Levels	Transitional District	Date of Transfer	Description	Resulting Transitional Levels	Town Center	Date of Transfer	Description	Resulting Town Center Levels	Residential District	Date of Transfer	Description	Resulting Residential Levels
Office	8M	4.5M				500,000				1.0M				2.0M				X			
Retail/EDEE/Personal Uses	500,000	50,000				50,000				25,000				300,000				75,000			
Hospitality	1,000 Rooms	250				250				X				500				X			
Multi-Family Units	4,500	500				X				300				1700				300			
MF or Single-Family Attached						X															
Single-Family Detached						X															
CCRC	200	X				X				X				X				200			

Transfer of Development Levels between MUDD-O Districts:

Commercial Uses: Receiving District shall not be increased by more than 25% from the additional development levels specified

Residential Uses: Receiving District shall not be increased by more than 30% from the additional development levels specified

Transfer of Development Levels between the Town Center District and Residential District:

Commercial Uses: Receiving District shall not be increased by more than 25% from the additional development levels specified

Residential Uses: Receiving District shall not be increased by more than 30% from the additional development levels specified

To the extent of any discrepancy between the provisions of the tables above and the provisions of the development standards, the development standards will control.

	Entitlements by Phase	
	Phase 1	Phase 2 *
Office	1,000,000 SF	4,000,000 SF
Retail/EDEE/Personal Services	75,000 SF	200,000 SF
Hospitality	150 Rooms	400 Rooms
Multi-Family Units	600	900
MF or Single-Family Attached		
Single-Family Detached	300	1250
CCRC		

* Phase 2 totals include Phase 1 entitlements

* SEE GENERAL DEVELOPMENT STANDARDS AND TRANSPORTATION NOTES ON RZ-3A - RZ-3D AND SHEET RZ-11 FOR PHASED DEVELOPMENT LEVELS AND TRANSPORTATION NETWORK/IMPROVEMENTS.

CONVERSION TABLE

	Beginning MUDD Total	Date of Conversion	Description	Amended MUDD Total
Office	8M			
Retail/EDEE Personal Services	500,000			
Hospitality	1,000 Rooms			
Multi-Family Units	2,350			
Single-Family Attached	600*			
Single-Family Detached	1700			
CCRC	200			

Conversion Summary:

Conversion of Commercial Uses: 1 sq ft of retail for 1 sq ft of office, not to exceed a 25% increase from base entitlement

Conversion of Residential and Hotel: 1 housing unit for 1 hotel room, not to exceed an increase of 300 units or rooms from base entitlement.

Conversion of Hotel & Commercial: 500 sq feet of commercial for 1 hotel room not to exceed an increase of 300 rooms (in additional to the 300 rooms possible from the Residential and Hotel conversion) or 150,000 sq feet of additional commercial above base entitlements

[illegible]

* Table to be amended as parcels added to River District. Additional parcels do not change development levels unless through an approved site plan amendment.



GENERAL DEVELOPMENT STANDARDS FOR RIVER DISTRICT – REZONING PETITION #2016-056 November 15, 2016 Site Development Data – Master Plan Site: --Acreage: ± 1,380 gross acres --Tax Parcel #: [See Sheet RZ-13] --Existing Zoning: [See Sheet RZ-14] --Proposed Zoning: MUDD-O; and MX-2 Innovative with five (5) year vested rights, as described on [Sheets RZ-2A & B], in the General Development Standards and applicable District Development Sheets --Existing Uses: Undeveloped with some single-family homes. --Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD-O zoning district and the MX-2 Innovative zoning district (as more specifically described below in the individual District Development Sheets). --Maximum Gross Square feet of Development (e.g. development levels): Set forth with respect to each individual District in the District Development Sheets and on [Sheet RZ-2A & B]. --Maximum Building Height: Set forth with respect to each individual District in the District Development Sheets. Building height will be measured as defined by the Ordinance as modified by the Optional Provisions below and in the District Development Standards. --Parking: As required by the Ordinance for the MX-2 Innovative portion of the Site; and as specified in the MUDD parking and loading standards of the Ordinance for the portion of the Site zoned MUDD-O. I. General Provisions: a. Rezoning Plan Description. The following items form the rezoning plan (the “Rezoning Plan”) for Rezoning Petition #2016-056 (the “Petition” or “Rezoning Petition”) filed by Crescent Communities and Lincoln Harris, as Petitioners (hereinafter collectively the “Petitioner”) along with those successors and assigns, and any other parties described below) for the large area located generally west of I-485, east of the Catawba River, south of Wilkinson Boulevard/Old Dowd Road and north of the Berewick Park and Berewick community (as more particularly set forth on [Sheet RZ 13] below, the “Site”, “Rezoning Site” or the “Master Plan Site”): 1. Sheet RZ-1 – Cover Sheet, Vision Statement and Sheet Index 2. Sheet RZ-2A & 2B - the Technical Data Sheet identifying the Districts making up the Master Plan Site and Development Levels 3. Sheet RZ-3 – General Development Standards & Transportation Notes 4. Sheet RZ-4A, 4B and 4C- Environmental Commitments & Notes describing approach to environmental matters and Stream Buffer Plan 5. Sheet RZ-5A & 5B - Illustrative Road Network for Design Guidance Only, Urban Street Design Guidelines Classifications, and Streetscape by District 6. Sheet RZ-6A & 6B - Employment District map & District Development Standards 7. Sheet RZ-7A & 7B - Gateway District map & District Development Standards 8. Sheet RZ-8A & 8B - Transitional District map & District Development Standards 9. Sheet RZ - 9A & 9B - Town Center District map & District Development Standards 10. Sheet RZ - 10A & 10C - Residential District map & District Development Standards CHAR2-1847962v6 CHAR2-#1765655v20		11. Sheet RZ-11 - Phased Development Levels & Transportation Network/Improvements (see also General Development Standards Section V) 12. Sheet RZ-12 - General Utilities Extension/Infrastructure Plan 13. Sheet RZ 13 - Internal Parcel Data setting forth existing ownership and parcel data 14. Sheet RZ 14A – 14B - Adjacent Parcel Owners and Internal Parcel Data of the Master Plan Site Each of the above Sheet RZ items are referred to herein as a “Sheet” or collectively the “Sheets”. b. Zoning Classifications/Ordinance. Development of the Master Plan 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 the MUDD-O zoning classification for the portion of the Master Plan Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Master Plan Site, subject to the Optional Provisions provided below and in the District Development Sheets; and (ii) the regulations established under the Ordinance for the MX-2 Innovative zoning classification for the portion of the Master Plan Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Master Plan Site, subject to any applicable Innovative Provisions. c. Development Districts. For ease of reference and as an organizing principle associated with the master planned nature of the development associated with the Rezoning Plan, a series of five (5) development districts as generally depicted on certain of the Sheets as: 1. Employment District (zoned MUDD-O); 2. Gateway District (zoned MUDD-O); 3. Transitional District (zoned MUDD-O); 4.Town Center District (zoned MUDD-O); and 5. Residential District (zoned MX-2 Innovative) (each a “District” and collectively “Districts”). The exact boundaries of the Districts zoned MUDD-O may be subject to minor modifications to account for natural features such as creeks and locations of roads where such roads or creeks serve as a boundary for such Districts. Any such minor changes shall be requested through an administrative amendment per Section 6.207 of the Ordinance. All such other changes in the boundaries of the Districts zoned MUDD-O and any changes in the District boundaries between the Districts zoned MUDD-O and the Residential District which is zoned MX-2 shall be subject to a site plan amendment or a rezoning. d. Graphics and Alterations/Modifications/Planning Director Authority. 1. Any schematic depictions, as applicable, of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, greenway and trail network, open space and other development matters and site elements (collectively the “Development/Site Elements”) that may be set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these General Development Standards and the District Development Standards (collectively the “Development Standards”). The layout, locations, sizes and formulations of the Development/Site Elements that may be depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Except as otherwise expressly set forth in the Development Standards, including, without limitation this subsection 1.d., 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. 2. Since the project has not undergone the design development and construction phases and given the long term master planned nature of this Rezoning Petition, 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 shown on the Rezoning Plan CHAR2-1847962v6 CHAR2-#1765655v20 2		upon initial approval or as the same may be amended from time to time. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are: (i) expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a <i>minor</i> modification for the purposes of these Development Standards); or (ii) <i>minor</i> and do not materially change the overall design intent that may be depicted on the Rezoning Plan; or (iii) <i>minor</i> modifications to move structures graphically depicted on the Rezoning Plan (either on the Rezoning Plan initially approved or as the same may be amended from time to time) closer to adjacent properties in a residential zoning district or abutting a residential use but no closer than the “external building line” indicated on the Sheets (in this case the external setbacks or buffer areas or other stated distance constraints set forth on the Rezoning Plan); or (iv) modifications to allow <i>minor</i> increases in the mass of the buildings, to the extent such mass of buildings are in fact shown on the Rezoning Plan initially approved or on future amendments of the same as may be approved from time to time, that do not materially change the design intent depicted on or described in the Rezoning Plan but only to the extent such massing is set forth on the Rezoning Plan as described above. 3. The Planning Director, or designee, will determine if such <i>minor</i> modifications are allowed per this amended process, and if the Planning Director, or designee, determines that the alteration does not meet the criteria described above, Petitioner, or owner of the applicable parcel in question, shall then follow the administrative amendment process per Section 6.207 of the Ordinance or seek a site plan amendment or rezoning; in each instance, however, subject to the Petitioner’s appeal rights set forth in the Ordinance. 4. In addition to the foregoing, it is acknowledged that the Rezoning Plan contains design guidelines/standards that in their application to the development taking place could result in interpretation questions or requests for alterations to the application of such design guidelines/standards that are appropriate without resulting in a material deviation from the applicable design intent. These design guidelines/standards include those set forth in (i) Section VI of these General Development Standards, (ii) Sections VI and VII of the District Development Standards for the Employment, Gateway, Transitional, and Town Center Districts, and (iii) such other provisions of the Rezoning Plan dealing with design treatment and related standards for the MUDD-O Districts added in the future. Accordingly, as an <i>Optional Provision</i>, the Planning Director, or designee, in conjunction with the Zoning Administrator, shall have discretion to address the application of such design guidelines/standards to development taking place within the MUDD-O Districts that result in interpretation questions or requests for alterations to such application that the Planning Director, or designee, in conjunction with the Zoning Administrator, believes: (i) are reasonable and the public interest in light of the overall objectives and design intent set forth in the Rezoning Plan; (ii) follow appropriate design considerations as may be articulated in applicable design journals and standards issued by well-regarded planning organizations such as Urban Land Institute or the American Association of Planners; and (iii) are in keeping with updated design principles and guidelines associated with any future City of Charlotte Unified Development Ordinances or major design policy documents intended to CHAR2-1847962v6 CHAR2-#1765655v20 3		guide design for the City of Charlotte; each of which as may be appropriately applied taking into consideration the applicable District and the uses/issues in question. 5. Furthermore and in addition to the foregoing, at any time the Petitioner, or assigns, may seek approval of the development sought by filing of a site plan amendment rezoning pursuant to the requirements of Section 6.207 of the Ordinance. e. Number of Buildings Principal and Accessory. Given the master planned nature of the Rezoning, the Petitioner is not required to set forth the number of buildings and structures on the Rezoning Plan and an unlimited number of buildings and structures may be allowed. f. Planned/Unified Development. Each District shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan for such District. As such, except where design guidelines or standards are set forth within portions of such Districts in the Rezoning Plan, 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 within an applicable District. Furthermore, the Petitioner and/or owner of the portion of a Site within a District reserve the right to subdivide the portions or all of the Site within such District and create lots within the interior of the portion of the Site within such District without regard to any such internal separation standards and FAR requirements, provided, however, all such separation standards along the exterior boundary of the applicable District and such separation standards expressly set forth on the Rezoning Plan for such portion of the Site within such District shall be adhered to. In addition, all FAR requirements will be regulated by any development limitations set forth in this Rezoning Plan for each District as to the Master Plan Site and each District as a whole and not individual portions or lots located therein. g. Five Year Vested Rights. Per 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 & its timing, and the level of investment, among other factors, this Petition includes vesting of the Rezoning Plan and conditional zoning districts for a five (5) year period, but such provisions shall not limit any other vested rights at common law or otherwise. h. Definitions & Clarifications. In addition to certain defined terms set forth in the Development Standards, the following apply to certain definitions: 1. Gross Floor Area Clarification. When determining the maximum development levels set forth in this Rezoning Plan, the term gross floor area shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities), enclosed loading dock/service areas, and outdoor dining and gathering areas whether on the roof of the building or at street level. 2. Personal Services. The terms “personal service uses” and/or “personal services” (whether capitalized or not) will mean and refer to uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandised 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, Spas, Yoga and exercise studios, fitness and wellness facilities, nail salons, martial art training studios, laundries and dry cleaning establishments, locksmiths, funeral homes and the like. CHAR2-1847962v6 CHAR2-#1765655v20 4	
3. Limited Service Restaurant. A “Limited Service Restaurant” or “limited service restaurant” (whether capitalized or not) shall mean a restaurant with no more than 3,000 square feet of gross floor area serving primarily items such as coffee, ice cream, yogurt, juices, bagels, muffins, pastries, sandwiches and similar foods that do not require on-premise cooking of food (other than heating and the baking of premixed dough). 4. Open Space. References to the term “open space” or “Open Space” (whether capitalized or not) shall have the meaning ascribed to such term in the Ordinance but for further clarification shall include parks, nature trails, greenways, buffers, gathering places, preserves, floodplains (other than the water below the mean high water line located adjacent to the Catawba River and impoundments), storm water ponds and facilities, plazas, tree save areas, wildlife hubs and habitats, and other similar open and unobstructed areas of land or water. 5. EDEE Uses. References to the term “EDEE” shall mean “Eating Drinking Entertainment Establishments” as defined in the Ordinance and shall include without limitation restaurants. 6. Commercial Uses. References to the term “commercial uses” or “Commercial Uses” (whether capitalized or not) shall mean office uses, retail uses, EDEE uses and personal services uses, and the term “non-office commercial uses” or “Non-office Commercial Uses”) (whether capitalized or not) shall mean retail uses, EDEE uses and personal services uses. 7. Development Levels. Reference is made to the District Development Standards, [Sheet RZ-2B] and the applicable District Sheets for the permitted uses and development levels permitted within the Districts. Development levels listed in the same category defined by applicable letter “a”, “b”, “c”, “d” or “e” shall govern the total maximum development level for all such listed uses, subject to the conversion and transfer rights set forth in Section III of these General Development Standards. For example and illustration, a reference to “b. Retail, EDEE, personal services up to 50,000 sf of gross floor area;” shall mean that the total aggregate amount of all such listed uses shall not exceed 50,000 sf of gross floor area.” 8. Institutional, recreation and civic uses. Reference in the District Development Standards, [Sheet RZ-2B] and the applicable District Sheets to the permitted uses of: “institutional” or “Institutional” use (whether capitalized or not) shall mean and refer to all uses permitted by right or under prescribed conditions in the Institutional zoning district as set forth in the Ordinances together, to the extent necessary and for clarity, schools, religious institutions and similar uses; “recreation (indoor and outdoor)” (whether capitalized or not) shall mean “indoor recreation” and/or “outdoor recreation” as defined in the Ordinance; and “civic” uses (whether capitalized or not) shall mean uses characterized by “civic, social service, or fraternal uses and facilities” as referenced in the Ordinance. Given the nature of these uses, it is understood that in there shall be no development level limits on these uses EXCEPT that (i) each indoor recreation use/facility of greater than 120,000 sf of gross floor area shall count against the development levels allowed within the applicable District for office uses in the MUDD-O Districts, and (ii) the provisions governing such uses set forth in the Ordinance for the MX District shall govern the portions of the Master Planned Site zoned MX; provided, further, however, it is expressly understood that indoor recreation uses associated with schools or religious institutions shall be excluded from the above-referenced exception. CHAR2-1847962v6 CHAR2-#1765655v20 5		9. Campus Style Format. References in the General Development Standards and the District Development Standards to the term “campus style format” shall mean and refer to an office based development characterized by a cluster of buildings for one entity on a site that is 15 acres or greater and containing several of the following features: clustered buildings, shared parking, shared open spaces, setbacks that exceed the applicable zoning district standards, emphasis on internal site connectivity and building to building relationship where parking is primarily located between the building and the street. II. Optional Provisions for MUDD-O Districts & MX-2 Innovative Standards for Residential District. a. Optional Provisions for All MUDD-O Zoned Districts. These General Development Standards set forth certain <i>Optional Provisions</i> which apply to the portions of the Master Plan Site designated MUDD-O on the Rezoning Plan and which allow variations from the minimum standards for development under MUDD. These Optional Provisions are identified in various portions of the General Development Standards with reference to “<i>Optional Provision(s)</i>”. In addition, the following optional provisions shall apply to all Districts that are zoned MUDD-O (the “MUDD-O Districts”), many details of which are set forth within each of the District Development Standards for the MUDD-O Districts and identified with “<i>Optional Provisions</i>” references: 1. To allow vehicular parking, maneuvering and service between and to the side of the proposed buildings and the street in the manner as further described (i) under Street Frontage and Other Architectural Standards provisions of Sections VI and VII of each District Development Standards for the MUDD-O Districts, (ii) in Section VI of these General Development Standards, and (iii) and on [Sheet RZ-2B] for Streetscape by District. (See Section 9.8507.(2) Parking and Loading Standards of the Ordinance among other provisions). 2. To allow accessory drive thru windows in the manner as indicated in Section VI of the Development District Standards and Section VI of these General Development Standards. (See Section 9.8504 Accessory Uses). 3. To allow certain deviations from MUDD standards with respect to certain specialty uses or conditions as more particularly described in Section VI of these General Development Standards such as Campus office buildings, auto-oriented uses, larger format uses among others. (See Section 9.8506.(2)(a) Street Walls; and 9.8506.(2)(b) Screening of the Ordinance among other provisions). 4. To not require doorways to be recessed into the face of buildings within the Town Center Core portion of the Town Center District, when the abutting sidewalk width is greater than ten (10) feet or as defined in the specific District. (See Section 9.8506.(2)(h) Building Entrances of the Ordinance among other provisions). 5. To allow required long term bike parking spaces for the uses to be located within the parking decks constructed within the MUDD-O Districts. (See Section 9.8507.(7) Bicycle Parking of the Ordinance among other provisions). 6. To allow buildings to use limited instances (as defined below) of window like openings with non-clear glazing to help break up building facades and meet blank wall requirements except in the Town Center Core portion of the Town Center District. The intent of this provision is CHAR2-1847962v6 CHAR2-#1765655v20 6		to allow wall treatments other than windows with clear glass to be used to meet the fenestration standards in instances (“Limited Instances”) when the use or uses located within the building are for areas related to storage rooms, bathrooms, mechanical equipment areas and alike and are not related to active retail/EDEE customer floor areas or active office areas. (See Section 9.8506(2)(a) Street Walls of the Ordinance among other provisions). 7. To allow ground floor retail integrated into a mixed use building or multi-story office building within the MUDD-O Districts not to be included in the maximum development level for retail, EDEE or personal services uses for such District up to a maximum amount of gross floor area of such uses so excluded of 75,000 square feet for each such District. 8. To allow multi-tenant office buildings constructed on the Master Plan Site, except for the Town Center Core portion of the Town Center, to have one ground mounted detached sign each with up to 50 square feet of sign area and up to seven (7) feet in height. (See Section 9.8506.(2)(c) Signs of the Ordinance among other provisions). 9. To allow detached ground mounted identification signs for each building that is located on streets with a lower classification than Parkways and Boulevards (as defined on [Sheet RZ-5B]), provided that (i) these detached identification signs shall not exceed five (5) feet in height nor greater than 36 square feet of sign area and (ii) this Optional Provision exception may not be used in combination with Optional Provision 7. above. (See Section 9.8506.(2)(c) Signs of the Ordinance among other provisions). 10. To allow wall signs to have up to 200 square feet of sign surface area per walls or 10% of the wall area to which they are attached, whichever is less. The sign area of the wall signs may be increased by 10% if individual letters are used. (See Section 9.8506.(2)(c) Signs of the Ordinance among other provisions). 11. To allow temporary signs and/or banners, for a period not to exceed six (6) months, when located along public or private streets with up to 150 square feet of sign face area and with a maximum height of seven (7) feet. (See Section 9.8506.(2)(c) Signs of the Ordinance among other provisions). 12. To allow any of the detached signs allowed by the Ordinance or these Optional Provisions to be placed within the setback when building and/or parking setback is a minimum of 35’ provided that the sign shall be a minimum 5’ from the back of sidewalk. (See Section 9.8506.(2)(c) Signs of the Ordinance among other provisions). 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. b. MX-2 Innovative Development Standards for Residential District. The Petitioner, or assigns, reserves the right to seek Innovative Provisions or other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance. CHAR2-1847962v6 CHAR2-#1765655v20 7		III. Permitted Uses, Development Level Limitations, Transfer & Conversion Rights: a. Development/Entitlement Levels Shown on District Development Standards. Subject to the restrictions, limitations, and transfer/conversion rights listed below, development on the Master Plan Site shall be subject to the development level limitations set forth with respect to each District in the applicable District Development Standards. b. Process & Record-keeping for Development Levels within Districts & Master Planned Site. Given the large master planned nature of the development contemplated for the Districts and the Master Planned Site, Petitioner, or assigns, and owners of portions of the Master Planned Site, will follow a process for recording entitlement taking place in accordance with the Rezoning Plan as part of a written summary table and report (the “Entitlement Summary”), a sample copy of the same being set forth as a Table/Chart on [Sheet RZ-2B], filed on no less than a calendar year basis and within 10 business days of the issuance, as applicable of MUDD urban review approval, building permit or certificate of occupancy for specific development taking place within each District and the Master Planned Site as a whole. Such Entitlement Summary shall also reflect adjustments to applicable development levels allowed based on approved Site Plan Amendments and approved Administrative Site Plan Amendments, and shall include the following information in a format reasonably acceptable to the Planning Director, or designee: 1. The then current (as of date of each required filing of the Entitlement Summary) maximum development levels (“Maximum Development Levels”) by use with reference to gross floor area, hotel rooms, or dwelling units/lots, as applicable, allowed for each District and the Master Planned Site; 2. The amount of then current development levels (the “Completed Development Levels”) by use with reference to gross floor area, hotel rooms, or dwelling units/lots, as applicable, for each District and the Master Planned Site, which: (i) for the MUDD-O Districts have received MUDD approvals and (ii) for the MX District have received subdivision approval, planned multi-family approval or for which building permits (respecting commercials uses) have been issued (in connection with such approval requested the amount of then Current Development Levels shall also include the development requested by such approval; 3. The amount of the development level proposed to be developed in connection with the specific development plan sought for approval (“Proposed Development Level”) by use with reference to gross floor area, hotel rooms, or dwelling units/lots, as applicable, for the parcel or site in question; 4. The amount of the development levels remaining within each District and the Master Planned Site overall (“Remaining Development Levels”) when comparing the Maximum Development Levels and the Completed Development Levels. 5. The Maximum Development Levels, the Completed Development Levels and the Proposed Development Levels shall take into consideration the development levels and limitations for each District and all conversions and transfers development levels allowed pursuant to the provisions of this Section III. In other words, the amount of transfers and/or conversions of uses described below, both those exercised and those remaining with respect to each District and the Master Planned Site overall (the “Transfers/Conversions Levels”) shall be set forth as part of the Entitlement Summary. CHAR2-1847962v6 CHAR2-#1765655v20 8	
DESIGNED BY: LR DRAWN BY: LR CHECKED BY: CHG SCALE: NTS PROJECT #: 1014342 SHEET #: REVISIONS: DATE: 11/21/16 APPROVED BY CITY COUNCIL November 21, 2016 LandDesign 223 N Graham Street Charlotte, NC 28202 V. 704.333.0325 F. 704.333.3746 www.LandDesign.com CRESCENT COMMUNITIES LINCOLN HARRIS RIVER DISTRICT REZONING PETITION NUMBER 2016-056 CHARLOTTE, NORTH CAROLINA GENERAL DEVELOPMENT STANDARDS							



River District Environmental Vision Statement

River District will honor the unique resources and character of the 1,377.68 acre master planned community by preserving significant natural areas, land features and environmentally sensitive lands. This effort will cultivate accessibility, stewardship and education opportunities related to nature for the residents as well as serve as a regional amenity. By way of an extensive trail system that traverses along streams, through wooded areas and connects destinations, there will be tremendous opportunities to appreciate the natural environment within minutes of every destination or neighborhood. River District will maintain high standards for water quality practices and required tree save measures.

River District will create a one-of-a-kind community that keeps natural resources and open space preservation as the cornerstone of its built environment.

NOTES:
See Sheet RZ-4B for specific Stream Buffer Requirements and Commitments.

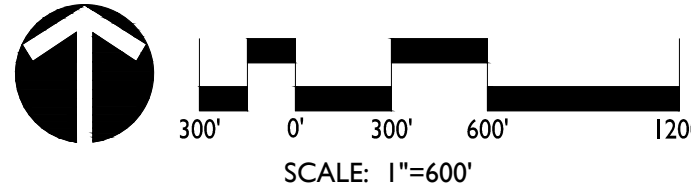
See Sheet RZ-4C for Environmental Commitments.

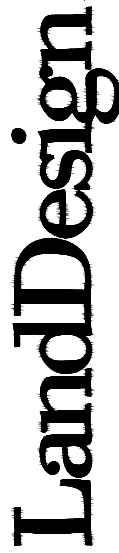


Planning Department
APPROVED BY CITY COUNCIL
November 21, 2016

Total Acreage: +/- 1,377.68 acres

- LEGEND:
- CONCEPTUAL OPEN SPACE
*This is a conceptual depiction of the possible location for open space. The minimum commitment will be met but the final location is subject to change as development occurs.
 - TREE SAVE
*See tree save notes in Environmental Commitments on Sheet RZ-4C.





223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com



CORPORATE SEAL
NORTH CAROLINA



CRESCENT COMMUNITIES



LINCOLN HARRIS

RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA
ENVIRONMENTAL VISION PLAN

REVISIONS:

DATE: 11/21/16	DESIGNED BY: LR
DRAWN BY: LR	CHECKED BY: CMG
SCALE: 1"=600'	PROJECT #: 1014342
SHEET #:	

RZ-4A



* HORIZONTAL DISTANCE FROM TOP OF BANK ON EACH SIDE OF PERENNIAL AND INTERMITTENT STREAMS
DEFINED BY FIELD SURVEY.
** STREAM CLASSIFICATION WITHIN THE PROJECT BOUNDARY SHALL BE IN ACCORDANCE WITH ORDINANCE
OR DELINEATED BY A CERTIFIED PROFESSIONAL USING U.S. ARMY CORPS AND N.C. DIVISION OF WATER
QUALITY METHODOLOGY.
*** ADDITIONAL PROPOSED BUFFERS WILL FOLLOW ORDINANCE AS UPLAND ZONE.

CLARIFICATION NOTE:
THE PROPOSED ADDITIONAL BUFFERS ARE NOT GRAPHICALLY DEPICTED;
REFER TO CHARTS ABOVE FOR BUFFER WIDTH COMMITMENTS.



Planning Department

APPROVED BY CITY COUNCIL

November 21, 2016



SCALE: 1"=600'

REVISIONS:

DATE: 11.21.16
DESIGNED BY: LR
DRAWN BY: LR
CHECKED BY: CMG
Q.C. BY: MRC
SCALE: 1"=600'
PROJECT #: 1014342

SHEET #:
RZ-4B

**RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA
STREAM BUFFER PLAN**

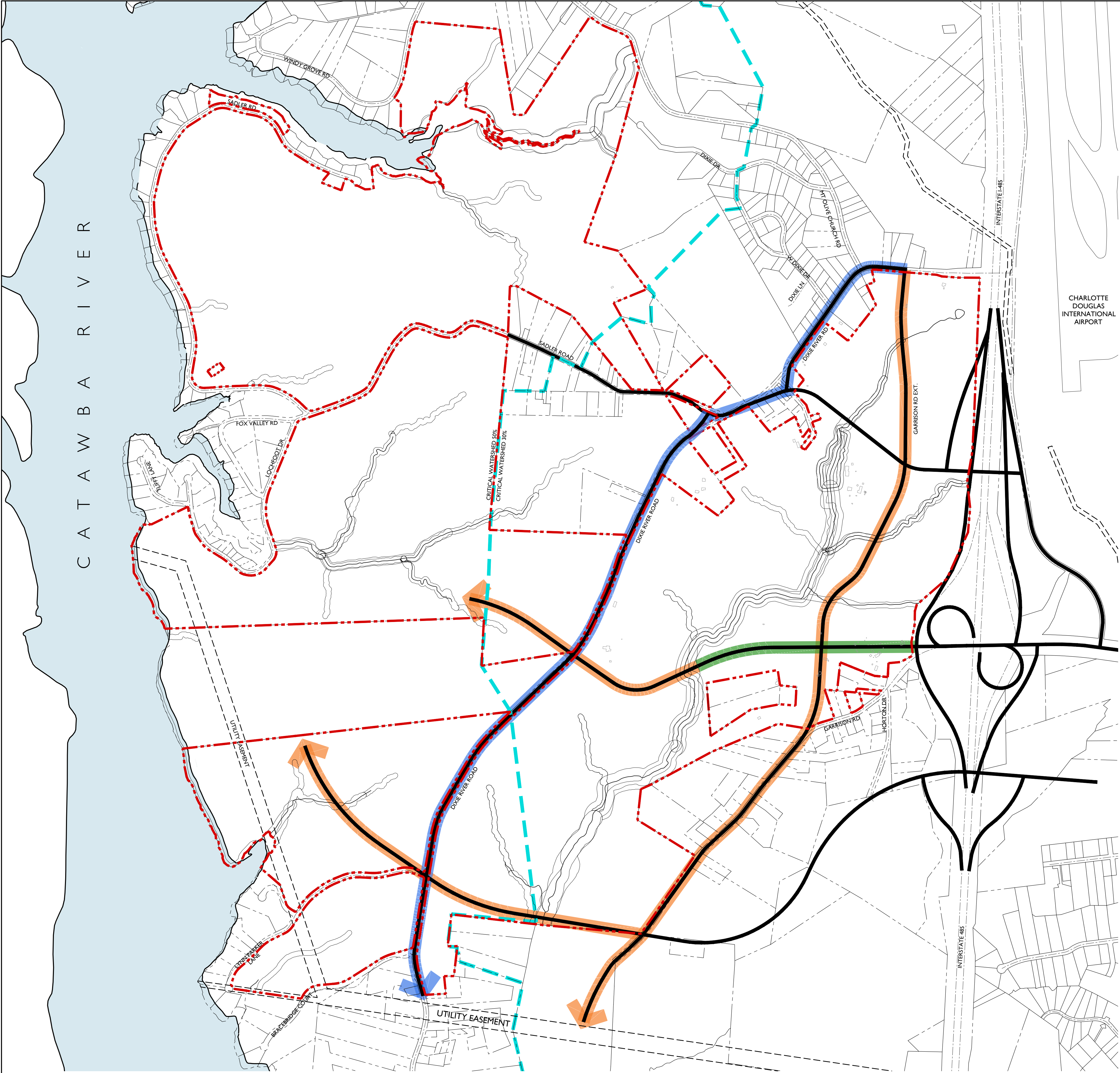


LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com



SHEET RZ-4C ENVIRONMENTAL COMMITMENT STANDARDS: River District will honor the unique resources and character of the +/- 1,377.68 acre master planned community by preserving significant natural areas, land features and environmentally sensitive lands. This effort will cultivate accessibility, stewardship and education opportunities related to nature for the residents as well as serve as a regional amenity. From neighborhood parks to an extensive trail system that traverses along streams, through wooded areas and connects destinations, there will be tremendous opportunities to appreciate the natural environment within 5 minutes of every destination or neighborhood. River District will maintain high standards for water quality practices as well as exceed required tree save measures. River District will create a one-of-a-kind community that keeps natural resources and open space preservation as the cornerstone of its built environment. OUTLINE I. Environmental Intent II. Water Quality III. Open Space IV. Recreation and Connectivity V. Tree Save I. ENVIROMENTAL INTENT: The land use pattern will respect the natural resources and recognize the opportunity to integrate natural features and open space amenities as a primary organizing element. River District will concentrate development in districts, while intentionally maintaining open space areas and providing greenway connections. The opportunity to focus development in these districts allows for minimized environmental impact. Higher intensity districts, such as the Employment and Town Center will be developed in a condensed pattern away from challenging topography and the river. All districts will be linked by a thoughtful transportation system of sidewalks and trails that promotes walkability and pedestrian activity. As the River District develops closer to the water and topography becomes more challenging, lower density residential uses will become more prevalent. Large swaths of tree save and open space will link these areas to the Town Center District and the Employment District. The River District Environmental Vision includes various stewardship commitments related to Open Space (defined in the General Development Standards [Sheets RZ-3A – RZ-3D] reference section I. h) water quality, recreation and connectivity, and tree save aspects, as more particularly set forth below. II. WATER QUALITY CHAR2\1835252v2 <td> The enhanced water quality protection measures committed to by the Petitioner, or assigns, include: a. Erosion Control - A commitment to basin sizing on storm events detaining the 2 year storm for five (5) days and the 25 year storm for three (3) days while routing the 50 year storm through the water quality skimmer outlet. Additional specific measures to be employed in concert with increased basin capacity will include that all plans follow the requirements of the Critical and Protected Area Enhanced Erosion Control Measures Checklist, including polyacrylamide (PAM) plans. PAM shall be specified for use with seeding mixtures and to treat sheet flow runoff to basins including type, amount and frequency of application. All plan submittals will also include an earthwork cut/fill analysis. A qualified individual will be dedicated solely to the protection of surface water resources with duties to include the periodic inspection of erosion control measures and land disturbing activities, the routine inspection of surface waters and all activities necessary to ensure the compliance with all water quality regulations and zoning conditions. b. Enhanced Water Quality Protection - The commitment to enhanced water quality protection will be based on collaborative best practices and exceeding several current regulatory requirements as follows. 1. In collaboration with the City of Charlotte Storm Water Services and Charlotte Department of Transportation, the evaluation of innovative storm water treatment options in concert with the design of the River District roadway infrastructure. Implementation of innovative options will be subject to City concurrence in meeting the PCSO Ordinance. 2. Where topography and proximity to enhanced stream buffers permit, and upon the cooperation and concurrence of City of Charlotte Storm Water Services, the evaluation and implementation of tiered storm water treatment through dispersion of storm water though the enhanced buffer as noted in 3 below. 3. Petitioner, or assigns commits to increase the horizontally measured width of stream buffers in accordance with [Sheet RZ-4B]. 4. Increased buffer widths identified as an extension of the “Upland Zone”, on [Sheet RZ-4B] shall follow the “Buffer Disturbance” as defined in the Charlotte Mecklenburg Water Quality Buffer Implementation Guidelines, last revised September 2014. 5. Commitment to a minimum horizontal buffer of 50 feet around all delineated jurisdictional wetlands. 6. In collaboration with Mecklenburg County Land Use and Environmental Services Agency (LUESA), a commitment to fund the provision, installation, and operation of up to four (4) water quality monitoring stations before construction activities commence as approved by LUESA. CHAR2\1835252v2 <td> Perform continuous onsite monitoring in streams which are immediately downstream of active construction. Monitoring should begin prior to land disturbing activity and continue throughout construction until the applicable portion of the site is stabilized and grading permit is closed. Parameters to be measured are turbidity, water level, and rainfall. Data must be immediately available via a network communication system and be able to provide immediate alerts to LUESA staff when thresholds are exceeded, which may indicate a failure of erosion control devices. This monitoring will be performed by Mecklenburg County Storm Water Services. Petitioner to pay all costs associated with the installation and maintenance of the monitoring sites. Sites will be in the cores identified in note 7 below. 7. For the purposes of establishing a benchmark of existing conditions of the lake bottom, Petitioner, or assigns will conduct a bathymetric survey of Little Paw Creek, Lochfoot Drive, Lynn Parker Lane and Browns Coves. Petitioner, or assigns, will provide these surveys to LUESA prior to the initiation of any construction within the respective drainage basins. Alternately, Petitioner, or assigns may elect to retain and pay LUESA to conduct these surveys. The frequency of monitoring is as follows: Pre development (6 months prior to any land disturbing activities) and then 6 months starting after land disturbing activity is complete. If continuous activity lasts over five years, then another survey will be conducted at the fifth year. If surveys are self-performed then the procedure/methodology must be pre-approved by LUESA. 8. Perform chemical analyses on water in 2 coves (Little Paw and Lochfoot Cove) per standard Mecklenburg County lake sampling protocol. Parameters include: Temperature, DO, pH, Specific Conductance, Secchi, Fecal Coliform, E. Coli, Chlorophyll A, Nutrient Suite, Turbidity. Monitoring frequency to be 8 months per year (Jan, March, May, June, July, Aug, Sept, Nov). Monitoring to begin at least one year prior to land disturbing activity and continue until one year after development is complete. This monitoring is to be performed by Mecklenburg County Storm Water Services while conducting routine lake monitoring activities and the Petitioner, or assigns, is to pay the analytical costs associated with the added monitoring for development in drainage areas contributing to these cores. 9. Conduct baseline biological monitoring in all stream draining greater than 50 acres prior to construction activities. Monitoring should include a full assessment of fish a macroinvertebrate diversity. Monitoring results to be provided to LUESA. IV. OPEN SPACE Open Space (as defined in the General Development Standards on [Sheets RZ-3A – RZ-3D]) will be utilized to enhance the quality of life for residents and visitors to the River District. Petitioners, or assigns, commit to a minimum total of 40% of the overall acreage of +/- 1,377.68 acres, or +/- 551 acres of open space. Significant focus will be placed on providing wildlife and habitat corridors that are interconnected and respond to both adjacent properties and the water. The Open Space commitment is CHAR2\1835252v2 </td></td>	The enhanced water quality protection measures committed to by the Petitioner, or assigns, include: a. Erosion Control - A commitment to basin sizing on storm events detaining the 2 year storm for five (5) days and the 25 year storm for three (3) days while routing the 50 year storm through the water quality skimmer outlet. Additional specific measures to be employed in concert with increased basin capacity will include that all plans follow the requirements of the Critical and Protected Area Enhanced Erosion Control Measures Checklist, including polyacrylamide (PAM) plans. PAM shall be specified for use with seeding mixtures and to treat sheet flow runoff to basins including type, amount and frequency of application. All plan submittals will also include an earthwork cut/fill analysis. A qualified individual will be dedicated solely to the protection of surface water resources with duties to include the periodic inspection of erosion control measures and land disturbing activities, the routine inspection of surface waters and all activities necessary to ensure the compliance with all water quality regulations and zoning conditions. b. Enhanced Water Quality Protection - The commitment to enhanced water quality protection will be based on collaborative best practices and exceeding several current regulatory requirements as follows. 1. In collaboration with the City of Charlotte Storm Water Services and Charlotte Department of Transportation, the evaluation of innovative storm water treatment options in concert with the design of the River District roadway infrastructure. Implementation of innovative options will be subject to City concurrence in meeting the PCSO Ordinance. 2. Where topography and proximity to enhanced stream buffers permit, and upon the cooperation and concurrence of City of Charlotte Storm Water Services, the evaluation and implementation of tiered storm water treatment through dispersion of storm water though the enhanced buffer as noted in 3 below. 3. Petitioner, or assigns commits to increase the horizontally measured width of stream buffers in accordance with [Sheet RZ-4B]. 4. Increased buffer widths identified as an extension of the “Upland Zone”, on [Sheet RZ-4B] shall follow the “Buffer Disturbance” as defined in the Charlotte Mecklenburg Water Quality Buffer Implementation Guidelines, last revised September 2014. 5. Commitment to a minimum horizontal buffer of 50 feet around all delineated jurisdictional wetlands. 6. In collaboration with Mecklenburg County Land Use and Environmental Services Agency (LUESA), a commitment to fund the provision, installation, and operation of up to four (4) water quality monitoring stations before construction activities commence as approved by LUESA. CHAR2\1835252v2 <td> Perform continuous onsite monitoring in streams which are immediately downstream of active construction. Monitoring should begin prior to land disturbing activity and continue throughout construction until the applicable portion of the site is stabilized and grading permit is closed. Parameters to be measured are turbidity, water level, and rainfall. Data must be immediately available via a network communication system and be able to provide immediate alerts to LUESA staff when thresholds are exceeded, which may indicate a failure of erosion control devices. This monitoring will be performed by Mecklenburg County Storm Water Services. Petitioner to pay all costs associated with the installation and maintenance of the monitoring sites. Sites will be in the cores identified in note 7 below. 7. For the purposes of establishing a benchmark of existing conditions of the lake bottom, Petitioner, or assigns will conduct a bathymetric survey of Little Paw Creek, Lochfoot Drive, Lynn Parker Lane and Browns Coves. Petitioner, or assigns, will provide these surveys to LUESA prior to the initiation of any construction within the respective drainage basins. Alternately, Petitioner, or assigns may elect to retain and pay LUESA to conduct these surveys. The frequency of monitoring is as follows: Pre development (6 months prior to any land disturbing activities) and then 6 months starting after land disturbing activity is complete. If continuous activity lasts over five years, then another survey will be conducted at the fifth year. If surveys are self-performed then the procedure/methodology must be pre-approved by LUESA. 8. Perform chemical analyses on water in 2 coves (Little Paw and Lochfoot Cove) per standard Mecklenburg County lake sampling protocol. Parameters include: Temperature, DO, pH, Specific Conductance, Secchi, Fecal Coliform, E. Coli, Chlorophyll A, Nutrient Suite, Turbidity. Monitoring frequency to be 8 months per year (Jan, March, May, June, July, Aug, Sept, Nov). Monitoring to begin at least one year prior to land disturbing activity and continue until one year after development is complete. This monitoring is to be performed by Mecklenburg County Storm Water Services while conducting routine lake monitoring activities and the Petitioner, or assigns, is to pay the analytical costs associated with the added monitoring for development in drainage areas contributing to these cores. 9. Conduct baseline biological monitoring in all stream draining greater than 50 acres prior to construction activities. Monitoring should include a full assessment of fish a macroinvertebrate diversity. Monitoring results to be provided to LUESA. IV. OPEN SPACE Open Space (as defined in the General Development Standards on [Sheets RZ-3A – RZ-3D]) will be utilized to enhance the quality of life for residents and visitors to the River District. Petitioners, or assigns, commit to a minimum total of 40% of the overall acreage of +/- 1,377.68 acres, or +/- 551 acres of open space. Significant focus will be placed on providing wildlife and habitat corridors that are interconnected and respond to both adjacent properties and the water. The Open Space commitment is CHAR2\1835252v2 </td>	Perform continuous onsite monitoring in streams which are immediately downstream of active construction. Monitoring should begin prior to land disturbing activity and continue throughout construction until the applicable portion of the site is stabilized and grading permit is closed. Parameters to be measured are turbidity, water level, and rainfall. Data must be immediately available via a network communication system and be able to provide immediate alerts to LUESA staff when thresholds are exceeded, which may indicate a failure of erosion control devices. This monitoring will be performed by Mecklenburg County Storm Water Services. Petitioner to pay all costs associated with the installation and maintenance of the monitoring sites. Sites will be in the cores identified in note 7 below. 7. For the purposes of establishing a benchmark of existing conditions of the lake bottom, Petitioner, or assigns will conduct a bathymetric survey of Little Paw Creek, Lochfoot Drive, Lynn Parker Lane and Browns Coves. Petitioner, or assigns, will provide these surveys to LUESA prior to the initiation of any construction within the respective drainage basins. Alternately, Petitioner, or assigns may elect to retain and pay LUESA to conduct these surveys. The frequency of monitoring is as follows: Pre development (6 months prior to any land disturbing activities) and then 6 months starting after land disturbing activity is complete. If continuous activity lasts over five years, then another survey will be conducted at the fifth year. If surveys are self-performed then the procedure/methodology must be pre-approved by LUESA. 8. Perform chemical analyses on water in 2 coves (Little Paw and Lochfoot Cove) per standard Mecklenburg County lake sampling protocol. Parameters include: Temperature, DO, pH, Specific Conductance, Secchi, Fecal Coliform, E. Coli, Chlorophyll A, Nutrient Suite, Turbidity. Monitoring frequency to be 8 months per year (Jan, March, May, June, July, Aug, Sept, Nov). Monitoring to begin at least one year prior to land disturbing activity and continue until one year after development is complete. This monitoring is to be performed by Mecklenburg County Storm Water Services while conducting routine lake monitoring activities and the Petitioner, or assigns, is to pay the analytical costs associated with the added monitoring for development in drainage areas contributing to these cores. 9. Conduct baseline biological monitoring in all stream draining greater than 50 acres prior to construction activities. Monitoring should include a full assessment of fish a macroinvertebrate diversity. Monitoring results to be provided to LUESA. IV. OPEN SPACE Open Space (as defined in the General Development Standards on [Sheets RZ-3A – RZ-3D]) will be utilized to enhance the quality of life for residents and visitors to the River District. Petitioners, or assigns, commit to a minimum total of 40% of the overall acreage of +/- 1,377.68 acres, or +/- 551 acres of open space. Significant focus will be placed on providing wildlife and habitat corridors that are interconnected and respond to both adjacent properties and the water. The Open Space commitment is CHAR2\1835252v2
conceived as multi-faceted endeavor providing preservation of wildlife corridors, meeting or exceeding tree save requirements, and allowing area for an extensive trail and greenway system. Open Space shown on [Sheet RZ-4A] represents generally where additional Open Space is anticipated. Prior to issuance of the first building permit for the first building within MUDD-O Areas, Petitioner, or assigns, will provide levels for open space for each District and as development occurs in connection with individual development sites, Petitioner, or assigns, will demonstrate compliance with a portion of such overall open space commitments that reflects the size and nature of the applicable development site and takes into consideration previously designated open space (e.g. tree save areas), as a demonstration of progress to overall compliance. Furthermore, prior to completion of 70% of the development entitlement within the applicable District, Petitioner will provide to Planning Department a plan that demonstrates how compliance will be met for the remainder of the applicable District. Petitioner, or assigns, reserves the right to seek administrative site plan amendments that adjust the above-referenced compliance, which will be subject to the discretion of the Planning Director, or designee. a. Other specific Open Space commitments include: 1. Preservation of one “wildlife preserve” greater than 75 acres that will be located within the Residential District. Exact location will be identified prior to the issuance of certificate of occupancy for 1,000th residential dwelling unit. 2. Preservation of all land within the 100 year floodplain (zone AE) and the future 100 year floodplain (zone X) as Open Space. V. RECREATION & CONNECTIVITY Developers commit to create an extensive trail and greenway network as part of the Open Space system and integrated into the physical development to provide a pedestrian and non-vehicular connectivity throughout the Master Planned Site (ie. River District). Natural trails, greenway paths, linear parks, bike routes and a carefully designed street and pedestrian network will enable a more active and connected lifestyle. Section IV of the General Development Standards (set forth on [Sheets RZ-3A-3D]) describe certain commitments of the Petitioner, or assigns, regarding park sites, greenway dedication and other trails. VI. TREE SAVE The tree save area requirement for the entire site will be minimum 15% gross acreage. The minimum of +/- 1,377.68 acres is +/- 206.65 acres of tree save area required. This specifically requires all areas of the site to provide a minimum 15% tree save, including MX-2 areas and single family development. The MUDD-O tree save dedication will include a minimum of 70% (+/- 71 acres) of the land dedication for the benefit of the +/- 675 acre area associated with the MUDD-O Districts in a single location within the CHAR2\1835252v2 <td> Residential District as conceptually shown on [RZ-4A] and an additional dedication area, within the project, of up to 30% (+/- 31 acres) of the total dedication. The MUDD-O tree save areas will be dedicated prior to Land Development plan approval for the first parcel developed within the MUDD-O Districts. Tree save commitments for the MX-2 portion of the Master Planned Site shall be dedicated as development occurs within the MX-2 District. The Tree Save commitments shall be implemented subject to the following provisions: 1. The areas depicted on [Sheet RZ-4A] are conceptual in nature and the Petitioner or assigns reserves the right to shift the boundaries due to development, infrastructure, utility needs, civic purposes or other programmatic elements provided, that the tree save areas will represent a total of a minimum of 102 acres. 2. The minimum approximately 102-acre tree save areas are for the benefit of the MUDD-O District only. In the event that development levels in the MUDD-O Districts do not exhaust the entire dedicated tree save area, the remaining tree save areas may not be used for the benefit of the MX-2 District. 3. Urban Forestry staff is to be contacted prior to creation of any trails or parts of trails within tree save areas. Proposed trails or parts of trails within tree save areas are to be reviewed and approved by Urban Forestry staff prior to any creation of trails. 4. Any proposed tree save area will be subject to prior approval by Urban Forestry staff, and may require additional surveys, tree planting or other reasonable measures to ensure the area meets the intent of the Tree Ordinance. 5. Permanent tree protection fencing and signage, per ordinance, denoting the area as “tree root protection zone” is required along the boundary between the minimum approximately 102-acre tree save areas for the benefit of the MUDD-O District and the developable portion of the River District site. This fence will be required to be installed prior to City of Charlotte Land Development issuance of a grading permit for the first parcel developed in the MUDD-O area. This fence must remain intact and entire until final certificate of occupancy for the last adjacent parcel developed along this boundary.” 6. All zoning areas within the Master Planned Site shall comply with all sections for the Charlotte Tree Ordinance, as the ordinance is written as of the date of approval of the Rezoning Plan. All requirements of the tree ordinance will govern and take precedence over any provision listed within this conditional rezoning plan unless the provisions listed within the rezoning plan establishes more stringent standards and/or requirements as determined by the City of Charlotte’s Urban Forestry Supervisor and City Arborist. 7. No off-site mitigation of any required tree save area on this site will be allowed at any time now or in the future. The Master Planned Site, as a whole, will be treated as one site. CHAR2\1835252v2 <td> 8. All parcels on this site not part of the original MUDD-O District, and therefore not having tree save requirements met by the minimum approximately 102-acre tree save areas, will be required to show a minimum 15% tree save based on gross area. CHAR2\1835252v2 </td></td>	Residential District as conceptually shown on [RZ-4A] and an additional dedication area, within the project, of up to 30% (+/- 31 acres) of the total dedication. The MUDD-O tree save areas will be dedicated prior to Land Development plan approval for the first parcel developed within the MUDD-O Districts. Tree save commitments for the MX-2 portion of the Master Planned Site shall be dedicated as development occurs within the MX-2 District. The Tree Save commitments shall be implemented subject to the following provisions: 1. The areas depicted on [Sheet RZ-4A] are conceptual in nature and the Petitioner or assigns reserves the right to shift the boundaries due to development, infrastructure, utility needs, civic purposes or other programmatic elements provided, that the tree save areas will represent a total of a minimum of 102 acres. 2. The minimum approximately 102-acre tree save areas are for the benefit of the MUDD-O District only. In the event that development levels in the MUDD-O Districts do not exhaust the entire dedicated tree save area, the remaining tree save areas may not be used for the benefit of the MX-2 District. 3. Urban Forestry staff is to be contacted prior to creation of any trails or parts of trails within tree save areas. Proposed trails or parts of trails within tree save areas are to be reviewed and approved by Urban Forestry staff prior to any creation of trails. 4. Any proposed tree save area will be subject to prior approval by Urban Forestry staff, and may require additional surveys, tree planting or other reasonable measures to ensure the area meets the intent of the Tree Ordinance. 5. Permanent tree protection fencing and signage, per ordinance, denoting the area as “tree root protection zone” is required along the boundary between the minimum approximately 102-acre tree save areas for the benefit of the MUDD-O District and the developable portion of the River District site. This fence will be required to be installed prior to City of Charlotte Land Development issuance of a grading permit for the first parcel developed in the MUDD-O area. This fence must remain intact and entire until final certificate of occupancy for the last adjacent parcel developed along this boundary.” 6. All zoning areas within the Master Planned Site shall comply with all sections for the Charlotte Tree Ordinance, as the ordinance is written as of the date of approval of the Rezoning Plan. All requirements of the tree ordinance will govern and take precedence over any provision listed within this conditional rezoning plan unless the provisions listed within the rezoning plan establishes more stringent standards and/or requirements as determined by the City of Charlotte’s Urban Forestry Supervisor and City Arborist. 7. No off-site mitigation of any required tree save area on this site will be allowed at any time now or in the future. The Master Planned Site, as a whole, will be treated as one site. CHAR2\1835252v2 <td> 8. All parcels on this site not part of the original MUDD-O District, and therefore not having tree save requirements met by the minimum approximately 102-acre tree save areas, will be required to show a minimum 15% tree save based on gross area. CHAR2\1835252v2 </td>	8. All parcels on this site not part of the original MUDD-O District, and therefore not having tree save requirements met by the minimum approximately 102-acre tree save areas, will be required to show a minimum 15% tree save based on gross area. CHAR2\1835252v2







Planning Department
APPROVED BY CITY COUNCIL
November 21, 2016

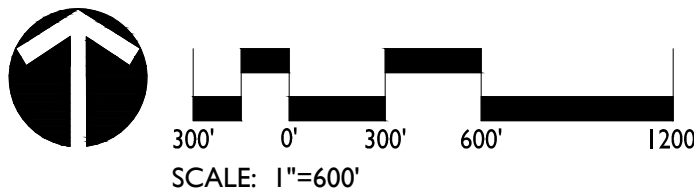
STREET NETWORK FOR DESIGN GUIDANCE LEGEND

Boulevard / Parkway - as identified by USDG standards
(also Major Thoroughfare)

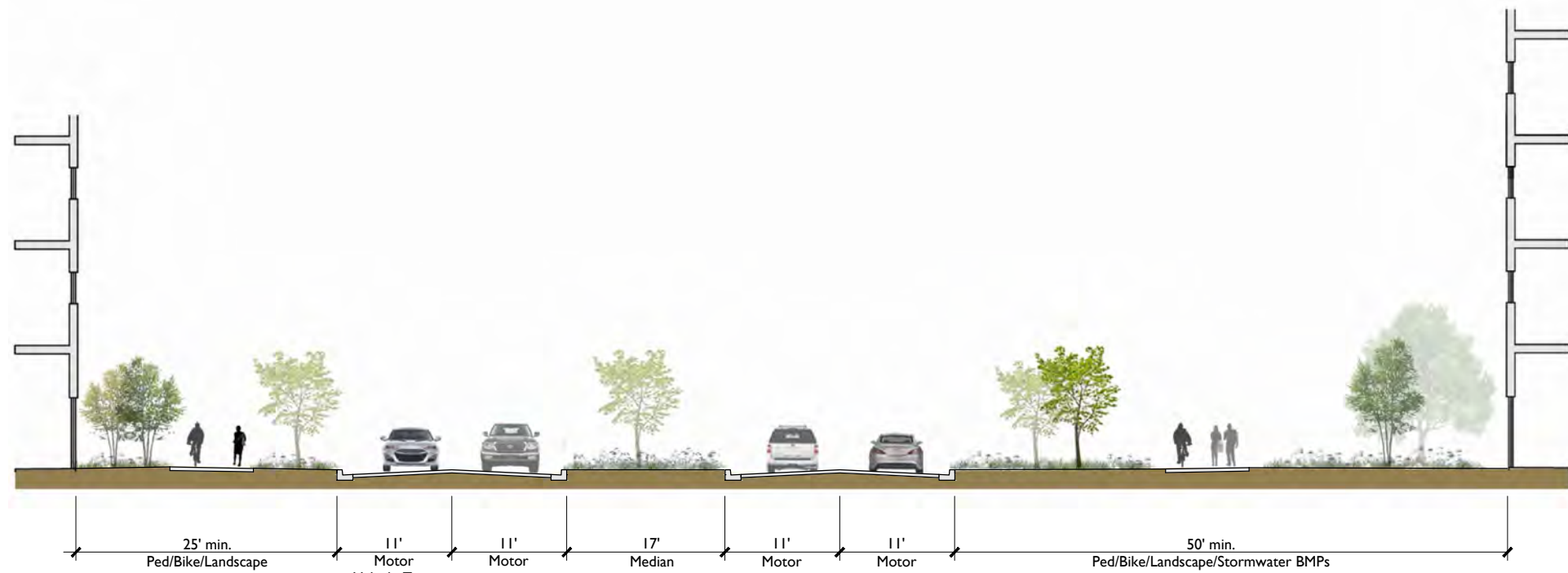
Main Street, Avenue, Local Office/Commercial - as identified by USDG standards
(also Minor Thoroughfare)

Future West Boulevard (Multi-Modal Corridor)

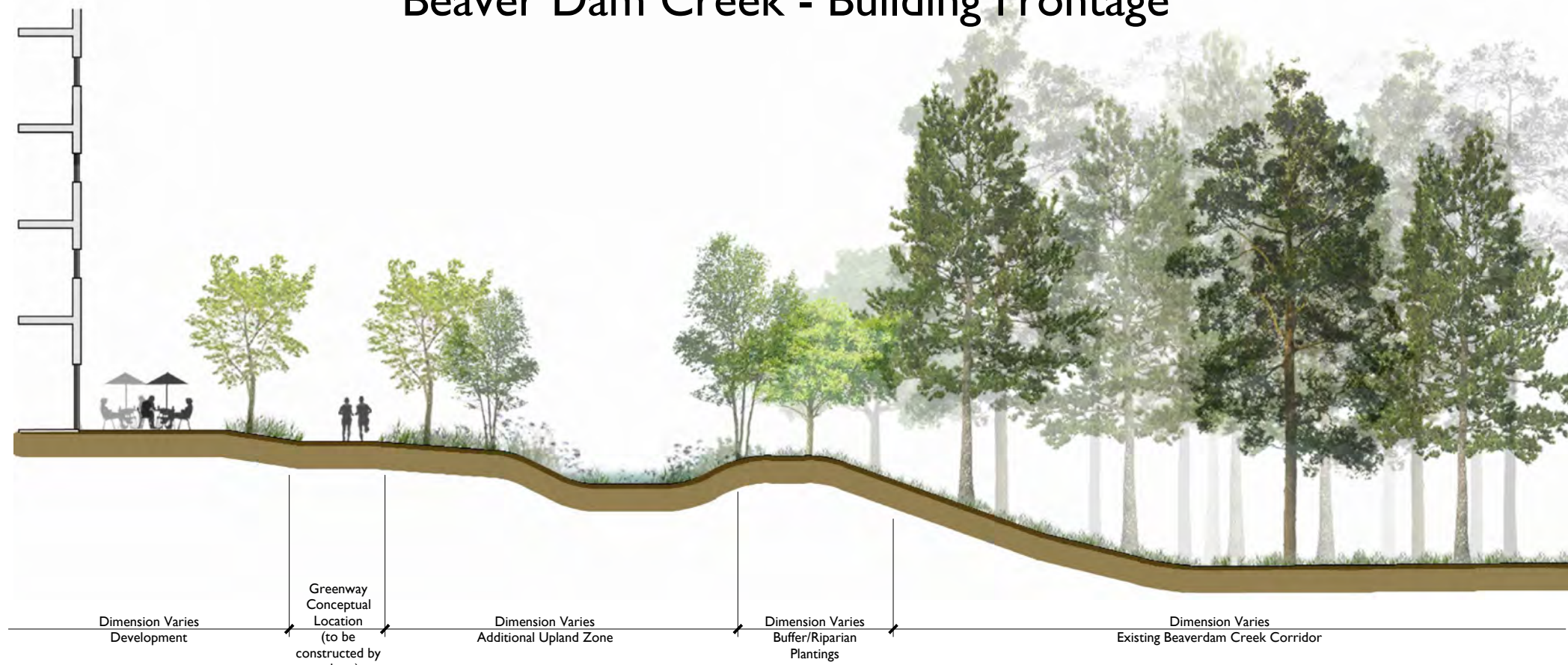
NOTE: This sheet is merely for design guidance - not to be interpreted as binding roadway commitments. Refer to RZ-11 and Transportation Notes in the General Development Standards for transportation network and commitments.



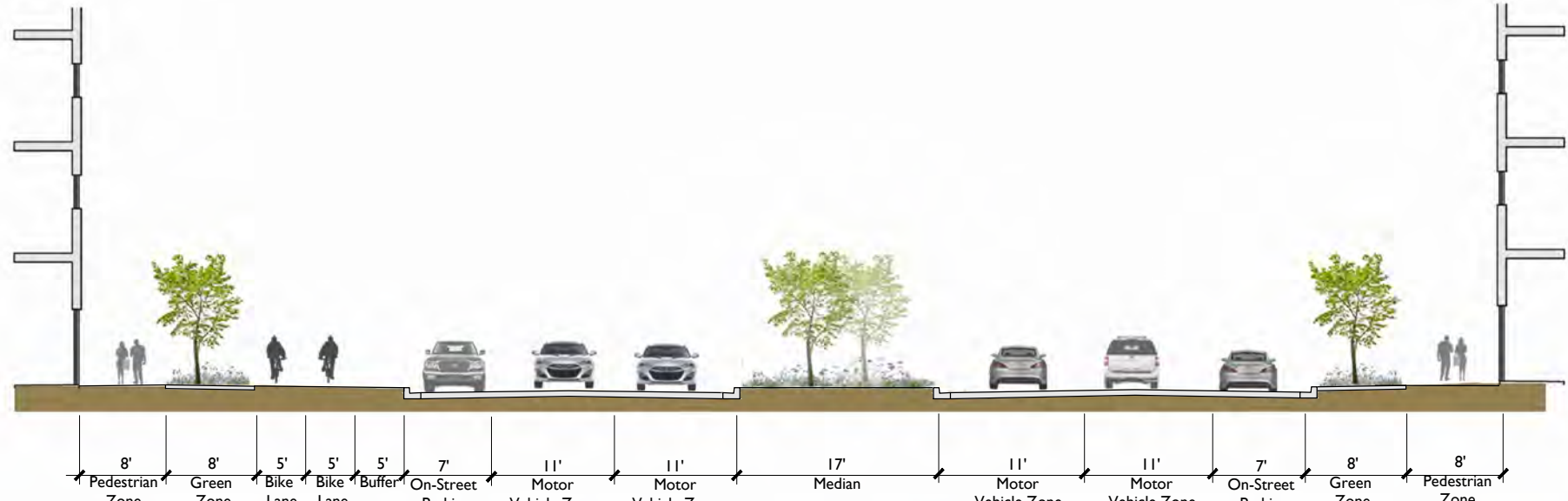
Future West Blvd.
(Multi modal Corridor)
* Bicycle accommodations will vary by district.



Beaver Dam Creek - Building Frontage



Dixie River Overland Trail
* Section shows overall intent. Road section and dimensions to be determined and finalized as development occurs.



NOTE: Sections will vary and may not occur the length of all roads

Block Length and Greenway Trail Connections

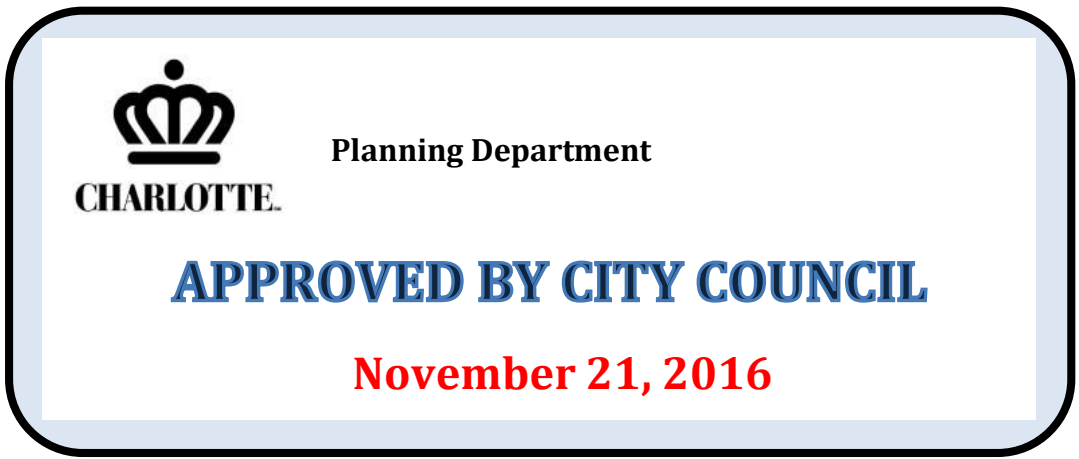
District	Average Block Length* **	Maximum Block Length***	Greenway Connections****
Employment	500'	650'	1/4 mile when development occurs on the same side as greenway, pedestrian connections will be provided via roads and/or ped bridges when on the opposite side of the greenway
Gateway	500'	650'	
Transitional	500'	650'	
Town Center (core)	NA	400'	
Town Center (non-core)	500'	650'	
Residential	per Subdivision Ord for Wedge	per Subdivision Ord for Wedge	

* Average block lengths will be based on method provided in the Subdivision Ordinance.

** Average block lengths will be calculated per development Districts shown on sheet RZ-2A. For each District, a conceptual street and greenway trail connection layout will be submitted prior to application for any development approval in that District. Amended conceptual layouts may be submitted if approved by all adjacent impacted property owners with subsequent development submittals.

*** The Subdivision Administrator or designee may make exceptions to the maximum block length per the Subdivision Ordinance. Exceptions will not be counted against or used to determine the average block length or result in the creation of a block length less than 375'.

**** Greenway connection criteria only applies in the Gateway, Transitional and Employment Districts



Planning Department

APPROVED BY CITY COUNCIL

November 21, 2016

USDG Summary to Define Public Realm and Building Orientation Design Guidance
(Not intended to guide transportation improvements)

USDG Classifications	Purpose	Adjacent Land Use	Setback**	Bike Facilities	Laneage / Median	On-Street Parking
Main Street (also minor thoroughfare/connector or collector)	Active ground floor retail, pedestrian oriented with functioning doors and windows facing onto the sidewalk	"People-intensive and pedestrian-scaled" libraries, civic uses, retail, mixed use, public gathering spaces	20' 8" sidewalk, 8' amenity zone	Not needed because lanes are designed for mixed traffic	Typically 1 lane in each direction with a 3rd for back to back turn lanes. 13' wide travel lanes (12' where constrained) 10' wide turn lane. Medians are not appropriate.	Yes, 7' wide from face of curb
Avenue (also thoroughfare)	Wide range of functions, access from neighborhoods to commercial areas,	Land uses will vary but the basic intent is for uses to orient to and have good functional and visual connections to the street	20' 8" sidewalk, 8' amenity zone	Yes, 4' wide and striped in absence of on street parking; 6' wide and striped with on street parking	Range from 2-5 with intermittent landscaped islands; Typically 10' wide but can be as wide as 14' with only one travel lane in each direction. Medians are not typical but may be provided in residential areas (16' wide where provided).	Yes, 7' wide from face of curb in areas with front facing development
Boulevard (also major thoroughfare)	Move large numbers of vehicles, often as "through traffic" and greater emphasis on motor vehicles while still accommodating pedestrians and cyclists	Similar to Avenues, but with greater setbacks and frontage will not always be to the street, however good functional connections are still important. Not intended for streets with a high volume of pedestrian crossing	20' 8" sidewalk, 8' amenity zone	Yes, minimum 4' wide and striped; 5' preferred and occasions for 6'	Typically 2 in each direction; Typically 10' wide but can be as wide as 14' (with bicycle plan). Medians 17' wide or 6' with an 11' turn lane.	No, only if separated and provided on a parallel frontage street
Parkway	Motor vehicle-oriented, high capacity	Land uses that depend upon vehicular accessibility and do not foster a large number of pedestrian crossings or walking along the parkway	20' 8" sidewalk, 8' amenity zone	No - separate adjacent facilities are recommended	2 or 3 lanes in each direction plus separate turn lanes; typically 12' lanes and medians 20' or 9' wide with 11' turn lanes.	No
Local Office/Commercial Narrow	Is intended to maintain the desired functionality of Local Office/Commercial Streets, where both traffic volumes and speeds are relatively low.	Include office park style development, with ample parking	20' 8" sidewalk, 8' amenity zone	Can operate in mixed traffic with maintaining low volumes and speeds	25' B.O.C to B.O.C. Medians typically not appropriate but allowed for aesthetics (min 8' wide and increases through lanes to 14' wide).	No. Parking will be on-site, rather than on-street.
Local Office/Commercial Wide	Is ideal in a more commercial or mixed-use type of environment, where there is limited off-street parking nearby, short-term visitors are likely and high demand for on street parking.	High intensity development, buildings that front the street and greater likelihood of mixed uses than with the Narrow Office/Commercial street.	20' 8" sidewalk, 8' amenity zone	Can operate in mixed traffic with maintaining low volumes and speeds	41' B.O.C to B.O.C Medians typically not appropriate but allowed for aesthetics (min 8' wide and increases through lanes to 14' wide).	Yes, 7' wide from face of curb
Local Residential Narrow	May be used in limited circumstances based on DUA, block length max of 650', connections and on-site parking	Low density, large lot residential with ample parking.		Can operate in mixed traffic	20' B.O.C to B.O.C Medians typically not appropriate but allowed for aesthetics (min. 8' wide).	No or limited to one side of the street
Local Residential Medium	Default residential cross section	Low to medium density with access via driveways, alleys or on-site parking		Can operate in mixed traffic	27' B.O.C to B.O.C Medians typically not appropriate but allowed for aesthetics (min. 8' wide).	Yes, 7' wide from face of curb
Local Residential Wide	Density above 8 DUA and insufficient on site parking	Medium to high density residential such as townhouses and other attached multi-family uses		Can operate in mixed traffic	35' B.O.C to B.O.C Medians typically not appropriate but allowed for aesthetics (min. 8' wide).	Yes, 7' wide from face of curb

*Amenity Zone can include an 8' planting strip, trees in grates, bike facilities, benches or other elements that contribute to the pedestrian experience.

** Optional design alternatives for Minimum Building Setbacks may be included in Section VI Building Orientation/Street Frontage for each district.

*** Setback is measured from back of curb on new streets or extensions and future back of curb on existing streets

Note: The local street network will meet the preferred block spacing for a Center and the provisions of Subdivision Ordinance for maximum block spacing.

The intent is for each Development District, with the exception of the Employment District, to have an overall average block length of 500'.

The Employment District block spacing will be established per the Subdivision Ordinance and the standards described in Employment District Section V.c. to allow for the conversion of surface parking to structured parking as part of ongoing development.

See Block Lengths Chart RZ-5C

Version 5

Table referenced from current USDG standards as of March 28, 2016.

Streetscape by District

	Maximum/Minimum Building Setback*	Minimum Building Setback	Transitional Zone behind Sidewalk	Parking Permitted to the Side of Buildings	Parking and Maneuvering Permitted Between the Building and the Street*	% of Block with Building Edge (min.)*	% of Block for Parking, Driveways, Maneuvering (max.)	% of Buiding Edge Ground Floor with Active Use ***	% of wall that has Transparency+	% of Transparency that can be display windows or opaque glass	Common Residential Building or Multi-Tenant Retail Frontage Entrance Spacing** (excluding office buildings except for those in the Town Center Core)
Town Center Core Main Streets	20'		4'	Yes	No	80% on primary frontage; 20% on side streets for corner buildings.	20%	75% on primary frontage; 20% on side streets for corner buildings.	70%	N/A	50'
Town Center Core Other Streets	20'		4'	Yes	Yes, limited to one full bay	70%	30%	50%	60%	16%	75'
Town Center Edge	20'		4'	Yes	Yes, limited to two full bays	50%	50%	30%	50%	16%	100'
Employment Minor Thoroughfare/Collector Streets (Main, Avenue)		20'	4'	Yes	Yes, limited to one full bays+++	50%	50%	N/A	50%	16%	100'
Employment Major Thoroughfares Streets (Boulevard, Parkway)		20'	4'	Yes	Yes	N/A	80%	N/A	25%	50%	N/A
Gateway Minor Thoroughfare/Collector Streets (Main, Avenue)		20'	4'	Yes	Yes, limited to one full bay	40%	60%	N/A	50%	16%	100'
Gateway Major Thoroughfares Streets (Boulevard, Parkway)		20'	4'	Yes	Yes	N/A	40%	N/A	25%	100%	N/A
Transitional Minor Thoroughfare/Collector Streets (Main, Avenue)		20'	4'	Yes	Yes, limited to two full bays	N/A	60%	N/A	50%	16%	100'
Transitional Major Thoroughfares Streets (Boulevard, Parkway)		20'	4'	Yes	Yes	N/A	80%	N/A	25%	100%	N/A

* Additional standards and exceptions are provided within District Standards Section VI Building Orientation/Street Frontage and General Development Standards Section VII Architectural Standards and shall control. Setback will be measured from back of curb on new streets or extensions or from future back of curb on existing streets. One parking bay is defined as two rows of parking and two drive aisle lanes. Streetscapes that include the Overland Trail may deviate from the setback.

** Block face requirements can be met with urban open space consisting of some combination of seating areas, benches, specialty pavers, artwork, water features and/or similar pedestrian oriented amenities.

*** Active Use is defined as any use visible through transparent glass and accessible to interior and/or exterior users.

+ If the primary pedestrian entrance is located on a Major Thoroughfare, the transparency % shall be increased to 50%

++ Frontage spacing only applies to one facade. Entrance spacing can deviate based on topography, environmental constraints and/or for the public the good.

+++ Parking can be increased to two bays between the building and the street when primary orientation is to the greenway, creeks/streams or open spaces.

LandDesign

223 N Graham Street Charlotte, NC 28202
V: 704.333.0255 F: 704.333.3246
www.LandDesign.com



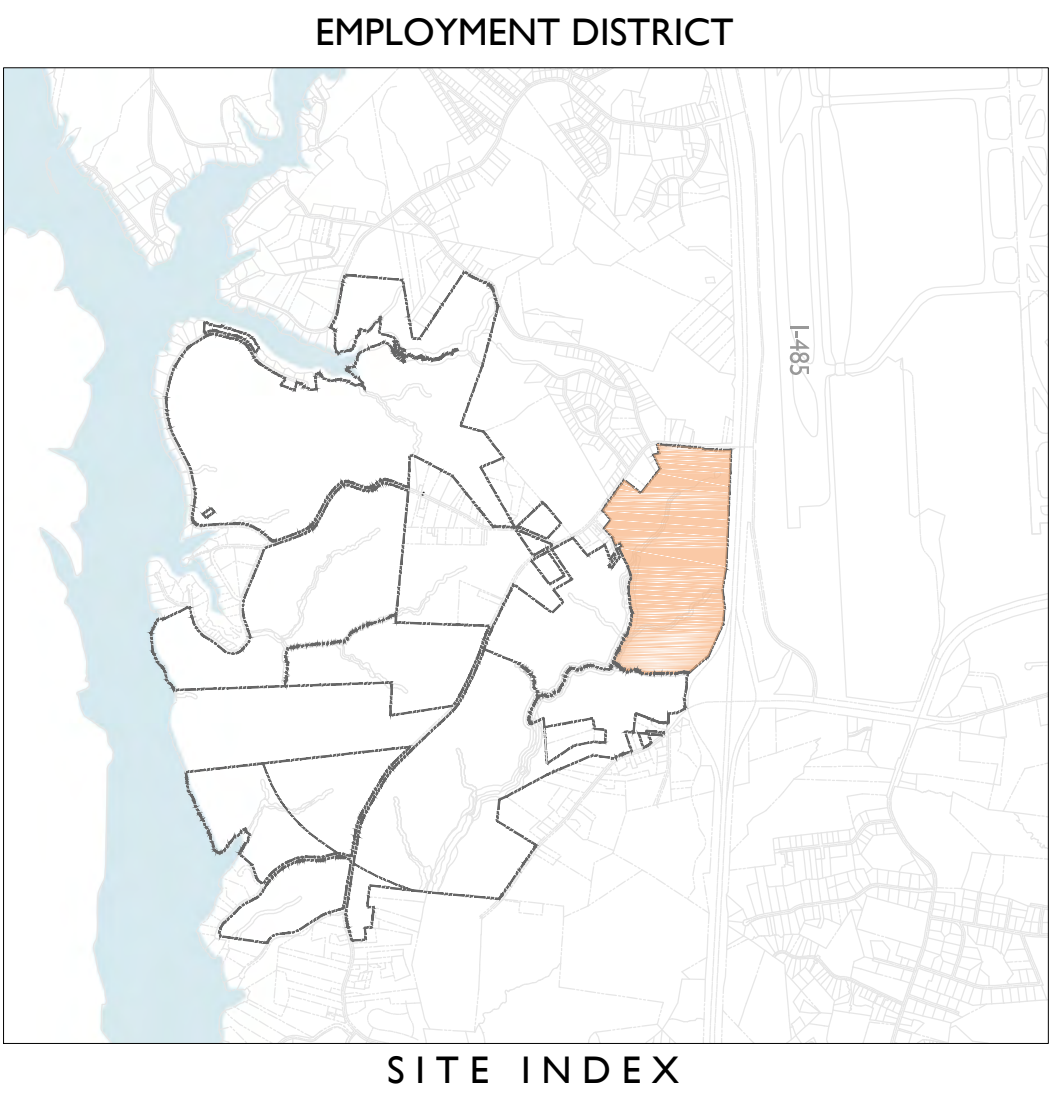
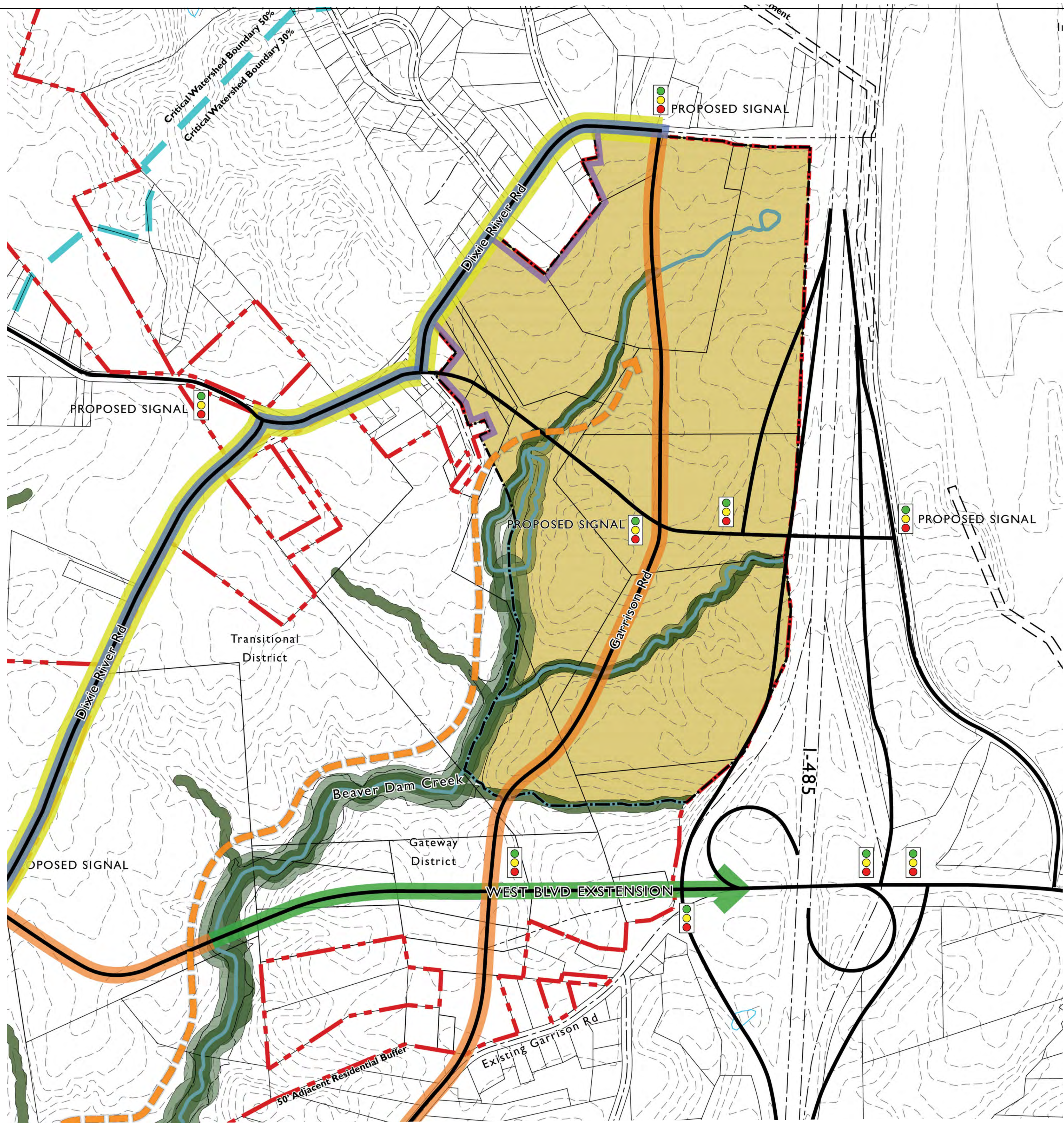
RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA

STREET NETWORK FOR DESIGN GUIDANCE

REVISIONS:

DATE: 11/21/16
DESIGNED BY: LR
DRAWN BY: LR
CHECKED BY: CMG
SCALE: 1"=50'
PROJECT #: 1014342
SHEET #:

RZ-5B





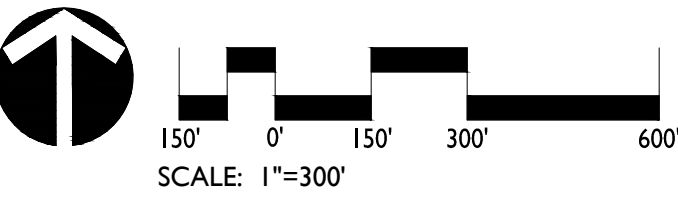
Planning Department

APPROVED BY CITY COUNCIL

November 21, 2016

- District Boundary
- Boulevard / Parkway (also Major Thoroughfare)
- Main Street, Avenue, Local Office/Commercial (also Minor Thoroughfare)
- Future West Boulevard (Multi Modal Corridor)
- Approximate Beaver Dam Creek Greenway Trail (exact location TBD)
- Approximate Required Buffer Zone (refer to RZ-4B for buffer width commitments)
- Dixie River Overland Trail (east or west of Dixie River Road, TBD)
- Buildable Area
- 50' Buffer when adjacent to existing residential

NOTE: Refer to RZ-11 and Transportation Notes in the General Development Standards for detailed transportation network and commitments. See General Development Standards for detailed greenway and trail commitments.

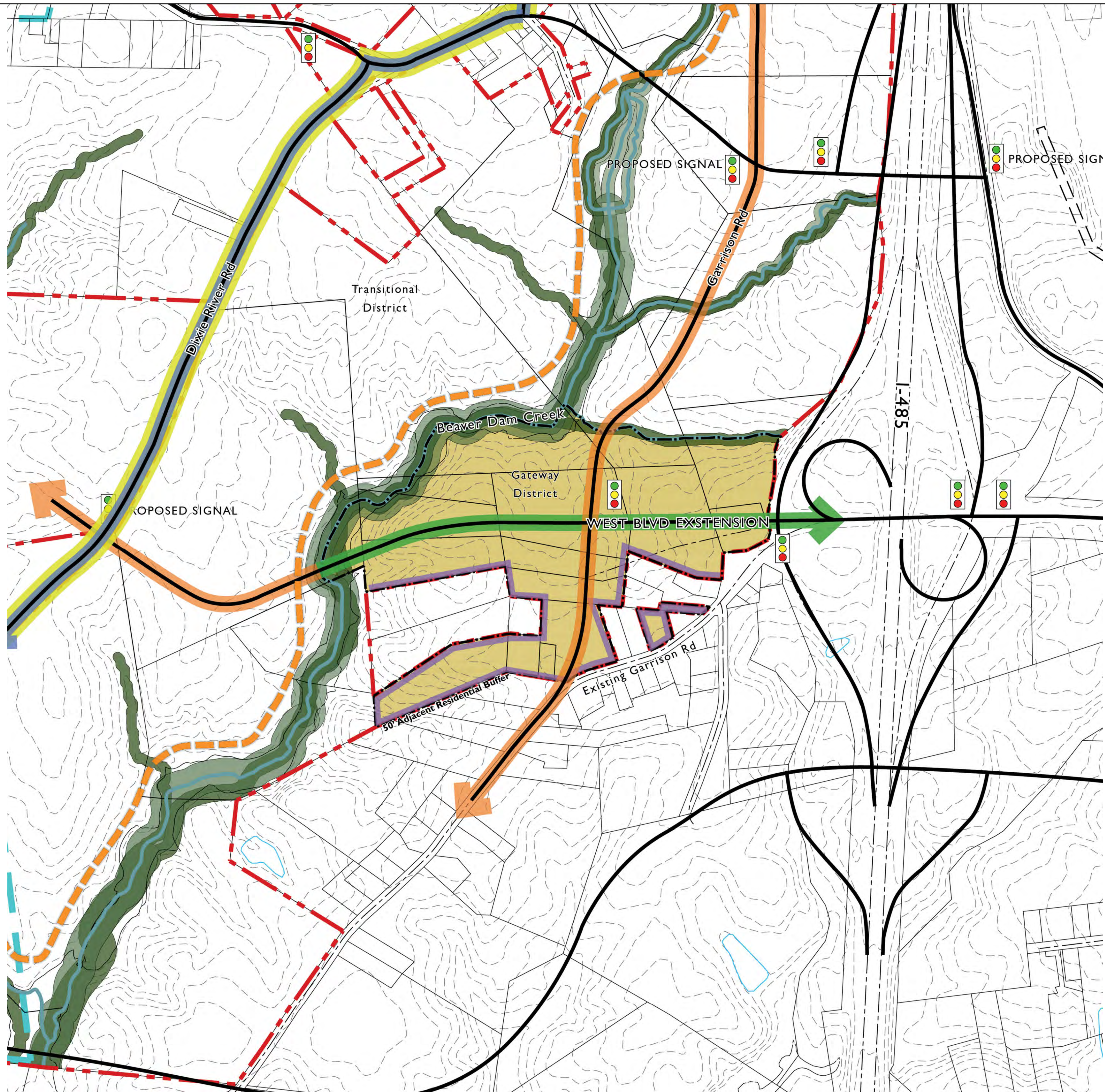


LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0225 F: 704.332.3246
www.LandDesign.com



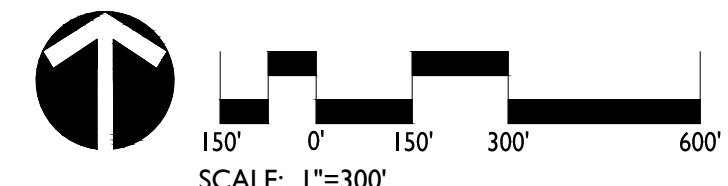
RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA
EMPLOYMENT DISTRICT

REVISIONS:
DATE: 11/21/16
DESIGNED BY: LR
DRAWN BY: LR
CHECKED BY: CMG
SCALE: 1"=300'
PROJECT #: 1014342
SHEET #:
RZ-6A



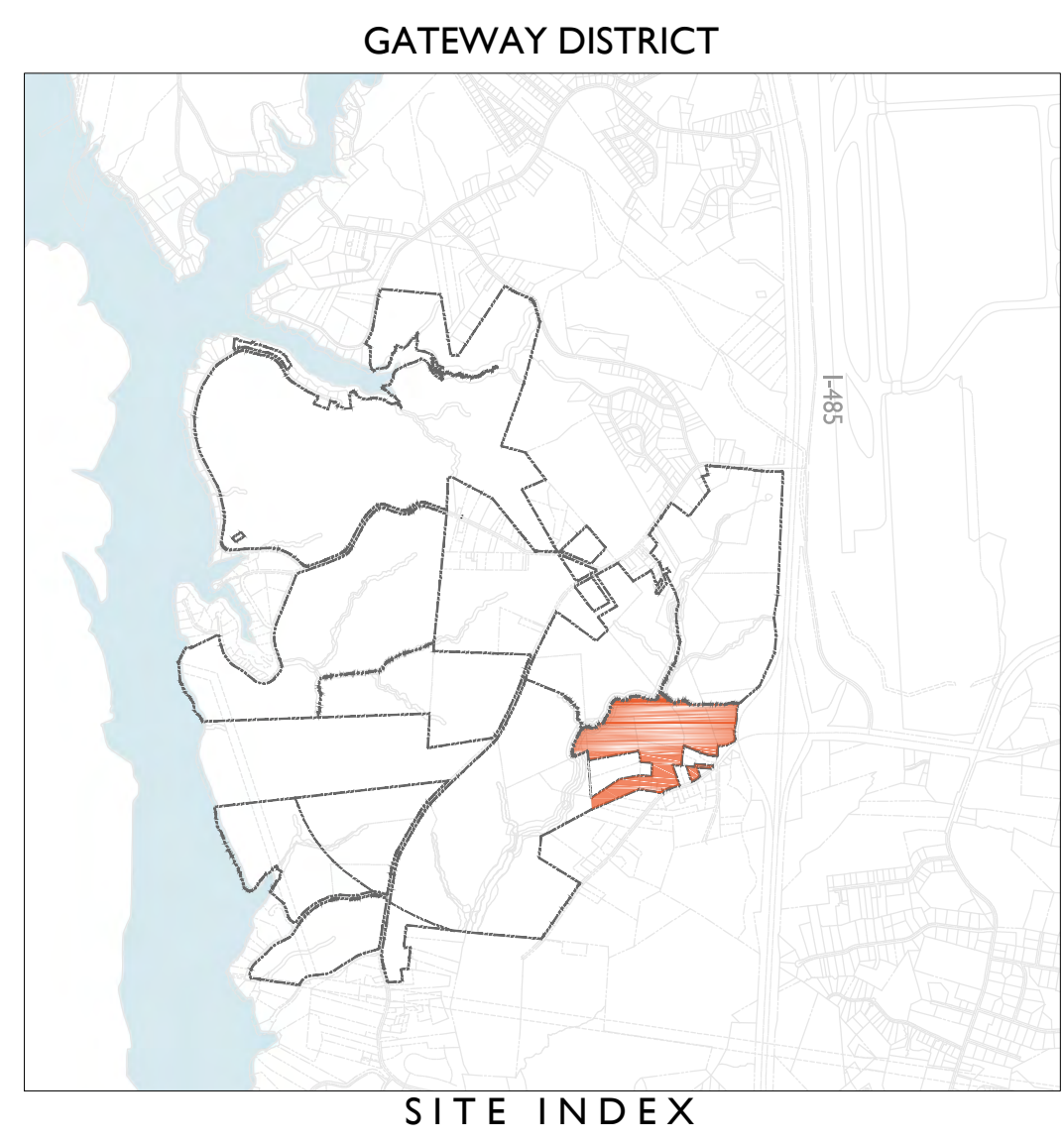
- District Boundary
- Boulevard / Parkway (also Major Thoroughfare)
- Main Street, Avenue, Local Office/Commercial (also Minor Thoroughfare)
- Future West Boulevard (Multi Modal Corridor)
- Approximate Beaver Dam Creek Greenway Trail (exact location TBD)
- Approximate Required Buffer Zone (refer to RZ-4B for buffer width commitments)
- Dixie River Overland Trail (east or west of Dixie River Road, TBD)
- Buildable Area
- 50' Buffer when adjacent to existing residential

NOTE: Refer to RZ-11 and Transportation Notes in the General Development Standards for detailed transportation network and commitments. See General Development Standards for detailed greenway and trail commitments.





Planning Department
APPROVED BY CITY COUNCIL
November 21, 2016



LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com



RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA
GATEWAY DISTRICT

REVISIONS:
DATE: 11/21/16
DESIGNED BY: LR
DRAWN BY: LR
CHECKED BY: CMG
SCALE: 1"=300'
PROJECT #: 1014342
SHEET #:
RZ-7A

TRANSITIONAL DISTRICT—UPDATED 11/2/16

OUTLINE

- I. Zoning District
- II. Transitional District Permitted Uses
- III. Transitional District Optional Provisions
- IV. Design Intent
- V. Access | USDG Classification | Connectivity
- VI. Building Orientation | Street Frontage
- VII. Height and Transitions
- VIII. Greenways/Trails, Open Space & Tree Save

DEVELOPMENT STANDARDS

(see additional General Development Standards on [Sheet RZ-3A – 3D])

I. TRANSITIONAL DISTRICT ZONING– MUDD-O

II. TRANSITIONAL DISTRICT PERMITTED USES/DEVELOPMENT LEVELS:

- a. Office up to 1 Million sf of gross floor area;
- b. Retail/Eating, Drinking and Entertainment Establishments (EDEE)/personal services up to 25,000 sf of gross floor area;
- c. Hospitality up to XX rooms; use is allowed per conversion and transfer rights;
- d. Residential up to 300 multi-family and/or single family attached or detached units; and
- e. Institutional, recreation (indoor and outdoor) and civic uses.

Each of above together with other uses, accessory uses and uses allowed under prescribed conditions in the MUDD-O district.

Retail, restaurant/EDEE, personal service uses that are located within buildings primarily used for office purposes shall be excluded from the above level development level limitations for such uses as accessory uses to the office uses.

See Section III of the General Development Standards for certain rights to transfer development levels and uses among various Districts and to increase the level of certain permitted uses by decreasing the level of other permitted uses (i.e. conversion rights).

III. TRANSITIONAL DISTRICT OPTIONAL PROVISIONS

The following optional provisions shall apply to the Transitional District, many details of which are set forth below and identified with Optional Provision references:

- a. To allow in connection with office uses developed in a clustered campus format to locate ground mounted signs up to 12 feet in height and containing up to 100 square feet of sign area at shared driveway entrances at the public or private street

CHAR2\1844905v2

23

- 2. Buildings located in the Transitional District within 100' of a single-family detached zoning district or use will not exceed 95 feet or six stories.
- 3. If buildings exceed 3 stories and are on sites that are adjacent to the Residential District and/or a single family zoning district or use, a 50' Class C' buffer shall be provided along the property edges that are adjacent to the Residential District and/or single family zoning district or use. If zoning district or use changes result in a property no longer being adjacent to the Residential District and/or a single family zoning district or use, the buffer may be eliminated. At such time, the maximum height may be increased to 120'.

VIII. TRANSITIONAL DISTRICT GREENWAYS/TRAILS, OPEN SPACE & TREE SAVE

- a. Overall Intent: The vision is to create a place that emphasizes the natural environment and connections at every level through a diverse network of open space experiences. Open space in the Employment District will be predominantly natural in form and will serve as the amenity area for adjacent developments as well as provide links to more formal gathering spaces and to the overall Master Plan Site. Sidewalks and direct connections will be provided from uses and amenity areas within the Employment District to the trail and/or greenway system.
- b. Reference Environmental Commitments [Sheet RZ-4A-4B] and associated text.

CHAR2\1844905v2

27

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.

IV. TRANSITIONAL DISTRICT DESIGN INTENT:

- a. Overall Intent. The Transitional District shall be characterized by mixture of residential and office/commercial uses with an overall approach that is in a less intense format than the Employment District or the Gateway District in recognition of the transition nature of the District between area closer to I-485 and the predominantly single family uses of the Residential District. For most of the Transition District Office uses shall be developed in less of an urban format with less use of structured parking facilities, while preserving connectivity to other portions of the Master Plan through street networks, bike/pedestrian links, multi-use trails and the like. More dense office format may be located closer to Beaver Dam Creek. Residential uses shall be characterized by a mixture of multi-family and single family attached and detached units with mid to moderate densities, but greater density may be allowed along thoroughfares. In all instances, the uses within the Transitional District will provide connectivity to other portions of the Master Plan through street networks, bike/pedestrian links, multi-use trails and the like.

V. TRANSITIONAL DISTRICT ACCESS/USDG STREETS & CONNECTIVITY:

- a. Access: Access to the Transitional District shall be primarily by way of Dixie River Road and internal streets and roads as generally depicted on [Sheet RZ -8A], provided the locations of streets as shown are subject to change and are illustrative in nature.
- b. The Local Office/Commercial Wide Street classification will be used in portions of the Transitional District to support pedestrian-scaled, street-oriented, ground floor active uses (any use visible from the street through clear glass and accessible to interior users)
- c. In addition to the crossing associated with West Boulevard extension, a minimum of 2 additional street crossings over Beaver Dam Creek described on [Sheets RZ-6A, RZ-7A and RZ-8A] shall be provided in the Employment, Gateway or Transitional Districts; however, the locations of such crossings can be adjusted during the design development phase based on environmental, topographical and other site/development considerations.
- d. Access will be provided in the Transitional District per the "Block Length and Greenway Trail Connections" on [Sheet RZ-5B].
- e. The street crossings over Beaver Dam Creek shall take place as development occurs in the applicable Area from which the crossing will occur but in any event prior to development of greater than seventy percent (70%) of the permitted gross floor area for commercial uses within the District.

VI. TRANSITIONAL DISTRICT BUILDING ORIENTATION/STREET FRONTAGE

The following provisions address certain design aspects related to the orientation of buildings and site elements to streets and streetscape matters. Certain Optional Provisions that permit

CHAR2\1844905v2

24

deviations from the MUDD minimum standards will be allowed as described herein (such as, for example, deviations from the requirement in MUDD that there be no parking between buildings and public streets).

a. Setbacks and Streetscape (See Sheet RZ-5A Overview of Street Network for Design Guidance and RZ-5B Streetscape by District table and USDG Summary to Define Public Realm and Building Orientation Design Guidance)

- Building setbacks shall not apply on non-network required private streets, driveways and drive aisles.
- Minimum building setback is 20 feet. Where off-street surface parking is provided, the parking area setback is a minimum of 25' from the future back of curb for parking areas greater than two parking bays.
- A transitional 4' zone behind the sidewalk is required in the Transitional District and can be used toward outdoor dining areas, wider sidewalks, landscape areas, semi-private courtyards, stoops and/or similar. Balconies may encroach 4 feet into the setback transition zone above the first story of the building with a clearance from grade of a minimum of 12 feet when the building is located along and the balcony is facing a public street.
- It is acknowledged that roads/streets governed by NCDOT may require an alternative streetscape treatment than described herein and such alternative streetscape treatment shall be subject to the approval of CDOT/Planning Department, such approval not to be unreasonably delayed or withheld.
- Parking and maneuvering are permitted to the side and rear of buildings.
- Optional Provision Parking and Maneuvering is permitted between the building and the street as follows:
 - Limited to 2 bays on Main Streets, Avenues or Local Streets
 - Permitted without limitation on Boulevards or Parkways
- A minimum of forty percent (40%) of a block face on a Main Street, Avenue, or Local Street shall be building edge.
- A maximum of sixty percent (60%) of a block face on a Main Street, Avenue, or Local Street may be utilized for parking, driveways and maneuvering.
- Uses within the Transitional District are not required to have a percentage of building edge with ground floor active use.
- Uses within the Transitional District fronting a Main Street, Avenue, or Local Street shall have a minimum of fifty percent (50%) transparency on the ground floor. Sixteen percent (16%) of the required transparency may be display windows or opaque glass.

CHAR2\1844905v2

25

- Uses within the Transitional District fronting a Major Thoroughfare shall have a minimum of twenty-five percent (25%) transparency on the ground floor. One hundred percent (100%) of the required transparency may be display windows or opaque glass.

Reference is made to [Sheet RZ-5B] regarding "Streetscape by District" chart. To the extent of any discrepancy between the provisions above and the application of the Streetscape by District Chart, the above provisions will control.

Deviations from the above provisions are permitted upon approval by the Planning Department based upon the overland trail location, environmental or topographical constraints or for public benefit, such as, public realm amenities beyond approved standards, additional enhanced urban open space, increased pedestrian connectivity, integration of green infrastructure elements or innovative planning techniques.

b. Orientation Options

- Buildings adjacent to Beaver Dam Creek Greenway and/or open space areas as generally depicted on [Sheet RZ-8A] shall contain the following characteristics: (i) buildings that address the Beaver Dam Creek Greenway/trail portions of the Site shall provide for pedestrian sidewalk connections from buildings to the trail network; (ii) parking decks that adhere to the design standards described in General Development Standards Section VI (Architectural Standards); and (iii) parking decks that adhere to the design standards set forth and contain landscaping and/or wall treatment features along portions of the decks (iv) service and loading that will not orient to or be located directly adjacent to Beaver Dam Creek Greenway or public open space.

VII. TRANSITIONAL DISTRICT HEIGHT AND TRANSITIONS

- a. Overall Intent. The buildings within the Transitional District will have a range of height with concentrations along the Dixie River and in pockets throughout the District. The scale and massing of office/commercial buildings, multi-family residential buildings will be less intensive along the single family lots/homes located in the Residential District or adjacent existing single-family detached uses, but only to the extent such property remains zoned for single family detached residential use.
- b. Height
 - Optional Provision: Building height of 120' will be permitted throughout the Transitional District, except buildings located along Dixie River shall be limited to a height of 95' and when adjacent to single family detached residential uses as described in 2.and 3. below. Height shall be measured as set forth in the Ordinance except it will be exclusive of ornamental roof structures such as parapets, spires, mansards, domes, dormers or other architectural features.

CHAR2\1844905v2

26



Planning Department

APPROVED BY CITY COUNCIL

November 21, 2016

REVISIONS:

DATE: 11/21/16
DESIGNED BY: LR
DRAWN BY: LR
CHECKED BY: CMG
DATE: 11/21/16
SCALE: NTS
PROJECT #: 1014342
SHEET #:

RZ-7B

RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA
GATEWAY DISTRICT DEVELOPMENT STANDARDS



LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

TRANSITIONAL DISTRICT—UPDATED 10/20/16

OUTLINE

- I. Zoning District
- II. Transitional District Permitted Uses
- III. Transitional District Optional Provisions
- IV. Design Intent
- V. Access | USDG Classification | Connectivity
- VI. Building Orientation | Street Frontage
- VII. Height and Transitions
- VIII. Greenways/Trails, Open Space & Tree Save

DEVELOPMENT STANDARDS

(see additional General Development Standards on [Sheet RZ-3A – 3D]

I. TRANSITIONAL DISTRICT ZONING– MUDD-O

II. TRANSITIONAL DISTRICT PERMITTED USES/DEVELOPMENT LEVELS:

- a. Office up to 1 Million sf of gross floor area;
- b. Retail/Eating, Drinking and Entertainment Establishments (EDEE)/personal services up to 25,000 sf of gross floor area;
- c. Hospitality up to XX rooms; *use is allowed per conversion and transfer rights*;
- d. Residential up to 300 multi-family and/or single family attached or detached units; and
- e. Institutional, recreation (indoor and outdoor) and civic uses.

Each of above together with other uses, accessory uses and uses allowed under prescribed conditions in the MUDD-O district.

Retail, restaurant/EDEE, personal service uses that are located within buildings primarily used for office purposes shall be excluded from the above level development level limitations for such uses as accessory uses to the office uses.

See Section III of the General Development Standards for certain rights to transfer development levels and uses among various Districts and to increase the level of certain permitted uses by decreasing the level of other permitted uses (i.e. conversion rights).

III. TRANSITIONAL DISTRICT OPTIONAL PROVISIONS

The following optional provisions shall apply to the Transitional District, many details of which are set forth below and identified with *Optional Provision* references:

- a. To allow in connection with office uses developed in a clustered campus format to locate ground mounted signs up to 12 feet in height and containing up to 100 square feet of sign area at shared driveway entrances at the public or private street

CHAR2\1844905v1

23

- 2. Buildings located in the Transitional District within 100’ of a single-family detached zoning district or use will not exceed 95 feet or six stories.
- 3. If buildings exceed 3 stories and are on sites that are adjacent to the Residential District and/or a single family zoning district or use, a 50’ Class C’ buffer shall be provided along the property edges that are adjacent to the Residential District and/or single family zoning district or use. If zoning district or use changes result in a property no longer being adjacent to the Residential District and/or a single family zoning district or use, the buffer may be eliminated. At such time, the maximum height may be increased to 120’.

VIII. TRANSITIONAL DISTRICT GREENWAYS/TRAILS, OPEN SPACE & TREE SAVE

- a. **Overall Intent:** The vision is to create a place that emphasizes the natural environment and connections at every level through a diverse network of open space experiences. Open space in the Employment District will be predominantly natural in form and will serve as the amenity area for adjacent developments as well as provide links to more formal gathering spaces and to the overall Master Plan Site. Sidewalks and direct connections will be provided from uses and amenity areas within the Employment District to the trail and/or greenway system.
- b. **Reference Environmental Commitments [Sheet RZ-4A-4B] and associated text.**

CHAR2\1844905v1

27

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.

IV. TRANSITIONAL DISTRICT DESIGN INTENT:

- a. **Overall Intent.** The Transitional District shall be characterized by mixture of residential and office/commercial uses with an overall approach that is in a less intense format than the Employment District or the Gateway District in recognition of the transition nature of the District between area closer to I-485 and the predominantly single family uses of the Residential District. For most of the Transition District Office uses shall be developed in less of an urban format with less use of structured parking facilities, while preserving connectivity to other portions of the Master Plan through street networks, bike/pedestrian links, multi-use trails and the like. More dense office format may be located closer to Beaver Dam Creek. Residential uses shall be characterized by a mixture of multi-family and single family attached and detached units with mid to moderate densities, but greater density may be allowed along thoroughfares. In all instances, the uses within the Transitional District will provide connectivity to other portions of the Master Plan through street networks, bike/pedestrian links, multi-use trails and the like.

V. TRANSITIONAL DISTRICT ACCESS/USDG STREETS & CONNECTIVITY:

- a. **Access:** Access to the Transitional District shall be primarily by way of Dixie River Road and internal streets and roads as generally depicted on [Sheet *RZ -8A*], provided the locations of streets as shown are subject to change and are illustrative in nature.
- b. The Local Office/Commercial Wide Street classification will be used in portions of the Transitional District to support pedestrian-scaled, street-oriented, ground floor active uses (any use visible from the street through clear glass and accessible to interior users)
- c. In addition to the crossing associated with West Boulevard extension, a minimum of 2 additional street crossings over Beaver Dam Creek described on [Sheets *RZ-6A, RZ-7A and RZ-8A*] shall be provided in the Employment, Gateway or Transitional Districts; however, the locations of such crossings can be adjusted during the design development phase based on environmental, topographical and other site/development considerations.
- d. Access will be provided in the Employment District per the “Block Length and Greenway Trail Connections” on [Sheet RZ-5B].
- e. The street crossings over Beaver Dam Creek shall take place as development occurs in the applicable Area from which the crossing will occur but in any event prior to development of greater than seventy percent (70%) of the permitted gross floor area for commercial uses within the District.

VI. TRANSITIONAL DISTRICT BUILDING ORIENTATION/STREET FRONTAGE

The following provisions address certain design aspects related to the orientation of buildings and site elements to streets and streetscape matters. Certain Optional Provisions that permit

CHAR2\1844905v1

24

deviations from the MUDD minimum standards will be allowed as described herein (such as, for example, deviations from the requirement in MUDD that there be no parking between buildings and public streets).

a. Setbacks and Streetscape (See Sheet RZ-5A Overview of Street Network for Design Guidance and RZ-5B Streetscape by District table and USDG Summary to Define Public Realm and Building Orientation Design Guidance)

1. Building setbacks shall not apply on non-network required private streets, driveways and drive aisles.
2. Minimum building setback is 20 feet. Where off-street surface parking is provided, the parking area setback is a minimum of 25’ from the future back of curb for parking areas greater than two parking bays.
3. A transitional 4’ zone behind the sidewalk is required in the Transitional District and can be used toward outdoor dining areas, wider sidewalks, landscape areas, semi-private courtyards, stoops and/or similar. Balconies may encroach 4 feet into the setback transition zone above the first story of the building with a clearance from grade of a minimum of 12 feet when the building is located along and the balcony is facing a public street.
4. It is acknowledged that roads/streets governed by NCDOT may require an alternative streetscape treatment than described herein and such alternative streetscape treatment shall be subject to the approval of CDOT/Planning Department, such approval not to be unreasonably delayed or withheld.
5. Parking and maneuvering are permitted to the side and rear of buildings.
6. Parking and Maneuvering is permitted between the building and the street as follows:
7. Limited to 2 bays on Main Streets, Avenues or Local Streets
8. Permitted without limitation on Boulevards or Parkways
9. A minimum of forty percent (40%) of a block face on a Main Street, Avenue, or Local Street shall be building edge.
10. A maximum of sixty percent (60%) of a block face on a Main Street, Avenue, or Local Street may be utilized for parking, driveways and maneuvering.
11. Uses within the Transitional District are not required to have a percentage of building edge with ground floor active use.
12. Uses within the Transitional District fronting a Main Street, Avenue, or Local Street shall have a minimum of fifty percent (50%) transparency on the ground floor. Sixteen percent (16%) of the required transparency may be display windows or opaque glass.

CHAR2\1844905v1

25

- 13. Uses within the Transitional District fronting a Major Thoroughfare shall have a minimum of twenty-five percent (25%) transparency on the ground floor. One hundred percent (100%) of the required transparency may be display windows or opaque glass.

Reference is made to [Sheet *RZ-5B*] regarding “Streetscape by District” chart. To the extent of any discrepancy between the provisions above and the application of the Streetscape by District Chart, the above provisions will control.

Deviations from the above provisions are permitted upon approval by the Planning Department based upon the overland trail location, environmental or topographical constraints or for public benefit, such as, public realm amenities beyond approved standards, additional enhanced urban open space, increased pedestrian connectivity, integration of green infrastructure elements or innovative planning techniques.

b. Orientation Options

1. Buildings adjacent to Beaver Dam Creek Greenway and/or open space areas as generally depicted on [Sheet *RZ-8A*] shall contain the following characteristics: (i) buildings that address the Beaver Dam Creek Greenway/trail portions of the Site shall provide for pedestrian sidewalk connections from buildings to the trail network; (ii) parking decks that adhere to the design standards described in General Development Standards Section VI (Architectural Standards); and (iii) parking decks that adhere to the design standards set forth and contain landscaping and/or wall treatment features along portions of the decks (iv) service and loading that will not orient to or be located directly adjacent to Beaver Dam Creek Greenway or public open space.

VII. TRANSITIONAL DISTRICT HEIGHT AND TRANSITIONS

- a. **Overall Intent.** The buildings within the Transitional District will have a range of height with concentrations along the Dixie River and in pockets throughout the District. The scale and massing of office/commercial buildings, multi-family residential buildings will be less intensive along the single family lots/homes located in the Residential District or adjacent existing single-family detached uses, but only to the extent such property remains zoned for single family detached residential use.
- b. **Height**
 1. **Optional Provision:** Building height of 120’ will be permitted throughout the Transitional District, except buildings located along Dixie River shall be limited to a height of 95’ and when adjacent to single family detached residential uses as described in 2.and 3. below. Height shall be measured as set forth in the Ordinance except it will be exclusive of ornamental roof structures such as parapets, spires, mansards, domes, dormers or other architectural features.

CHAR2\1844905v1

26



Planning Department

APPROVED BY CITY COUNCIL

November 21, 2016

REVISIONS:

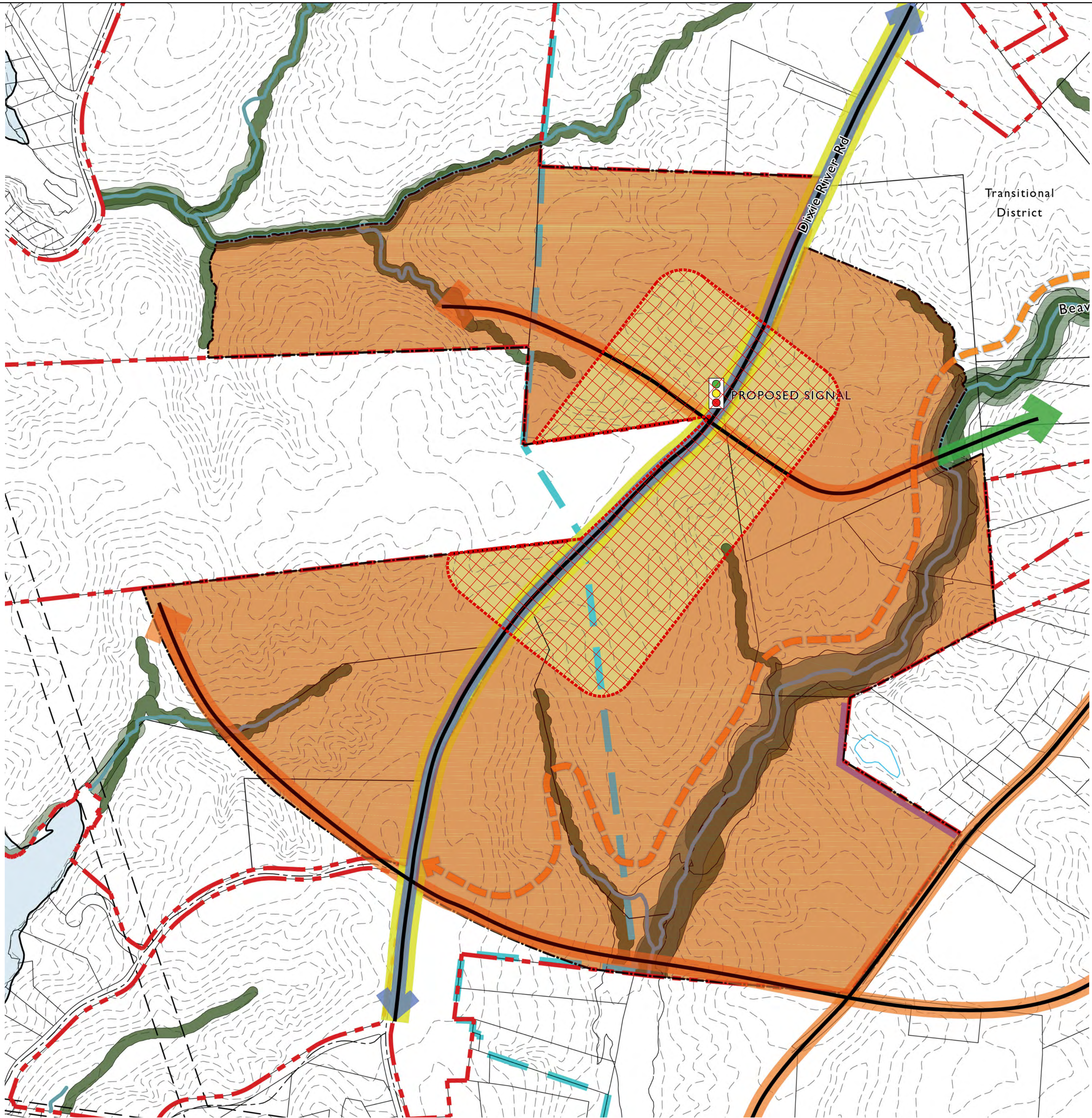
DATE: 11/21/16
DESIGNED BY: LR
DRAWN BY: LR
CHECKED BY: CMG
SCALE: AS SHOWN
PROJECT #: 1014342
SHEET #:

RZ-8B

RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA
TRANSITIONAL DISTRICT DEVELOPMENT STANDARDS

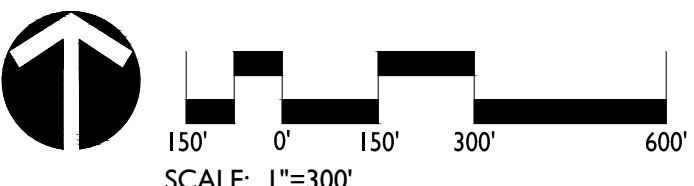


LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com



- Town Center Core (Potential Area)
- Town Center Edge
- District Boundary
- Boulevard / Parkway (also Major Thoroughfare)
- Main Street, Avenue, Local Office/Commercial (also Minor Thoroughfare)
- Future West Boulevard (Multi Modal Corridor)
- Approximate Beaver Dam Creek Greenway Trail (exact location TBD)
- Approximate Required Buffer Zone (refer to RZ-4B for buffer width commitments)
- Dixie River Overland Trail (east or west of Dixie River Road, TBD)
- Buildable Area
- 50' Buffer when adjacent to existing residential

NOTE: Refer to RZ-11 and Transportation Notes in the General Development Standards for detailed transportation network and commitments. See General Development Standards for detailed greenway and trail commitments.

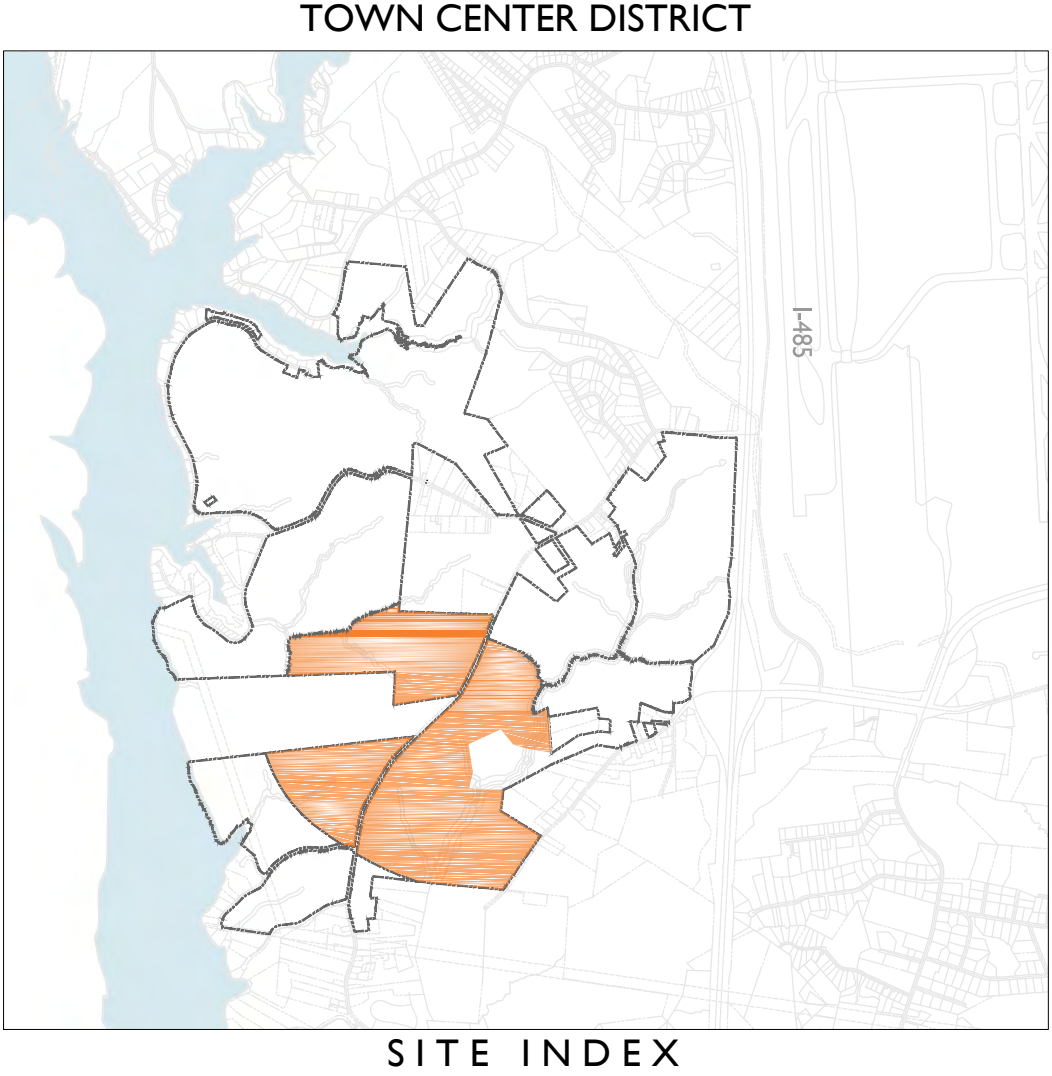




Planning Department

APPROVED BY CITY COUNCIL

November 21, 2016



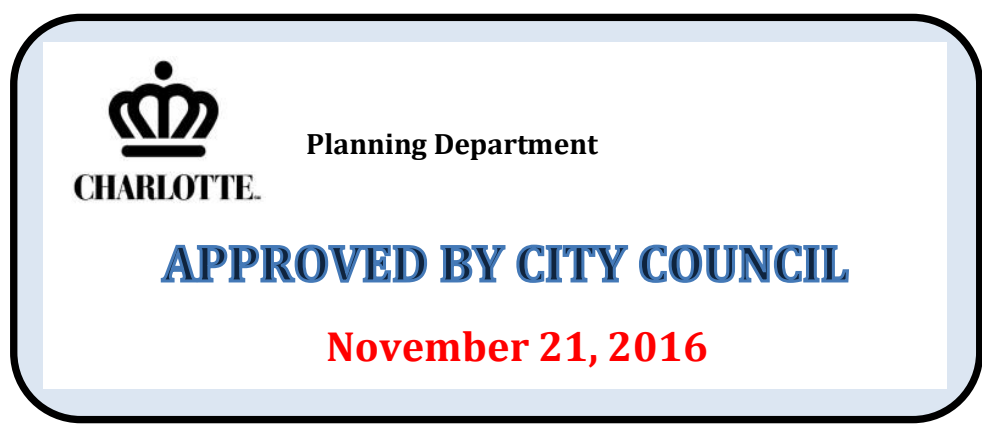
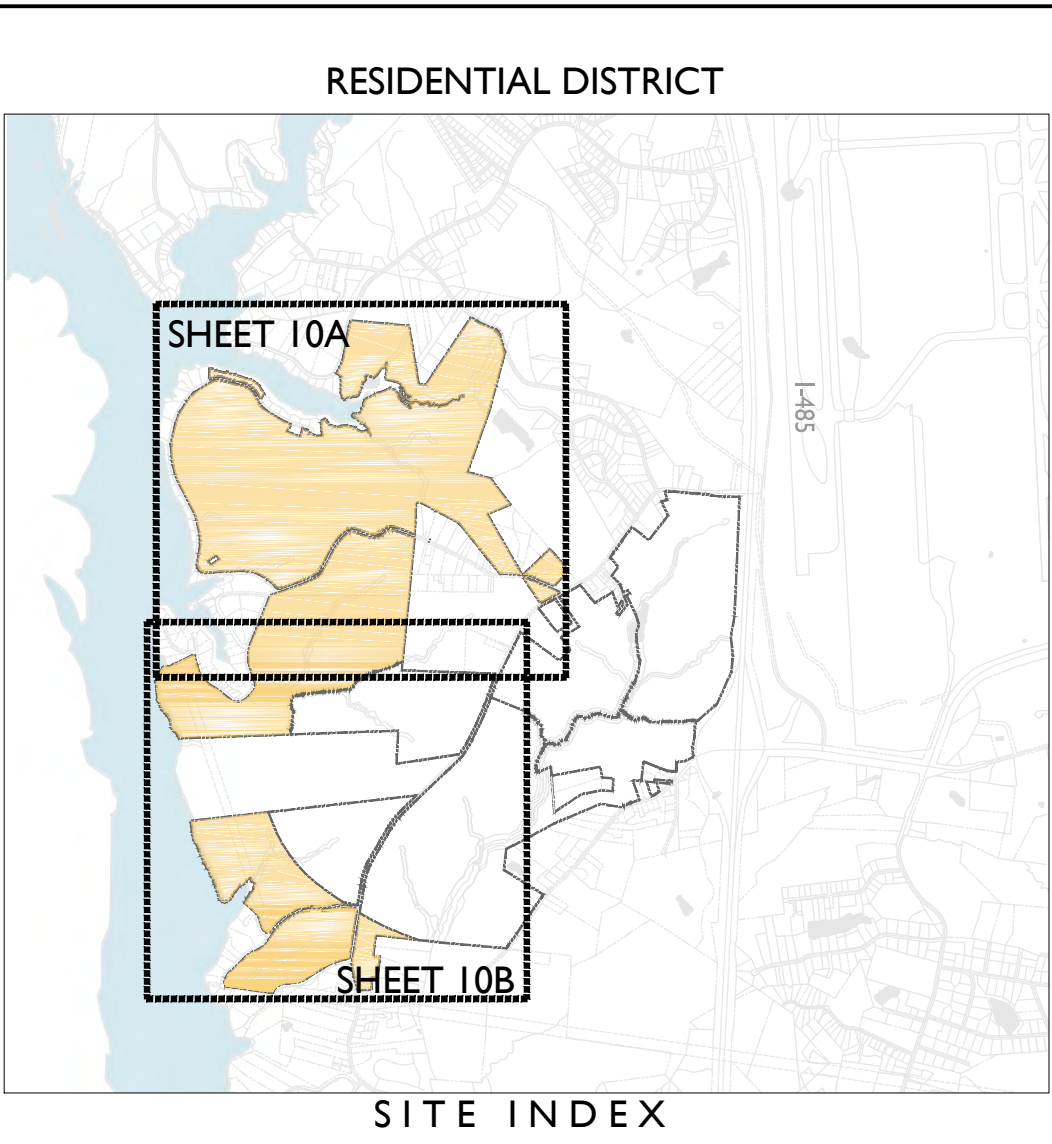
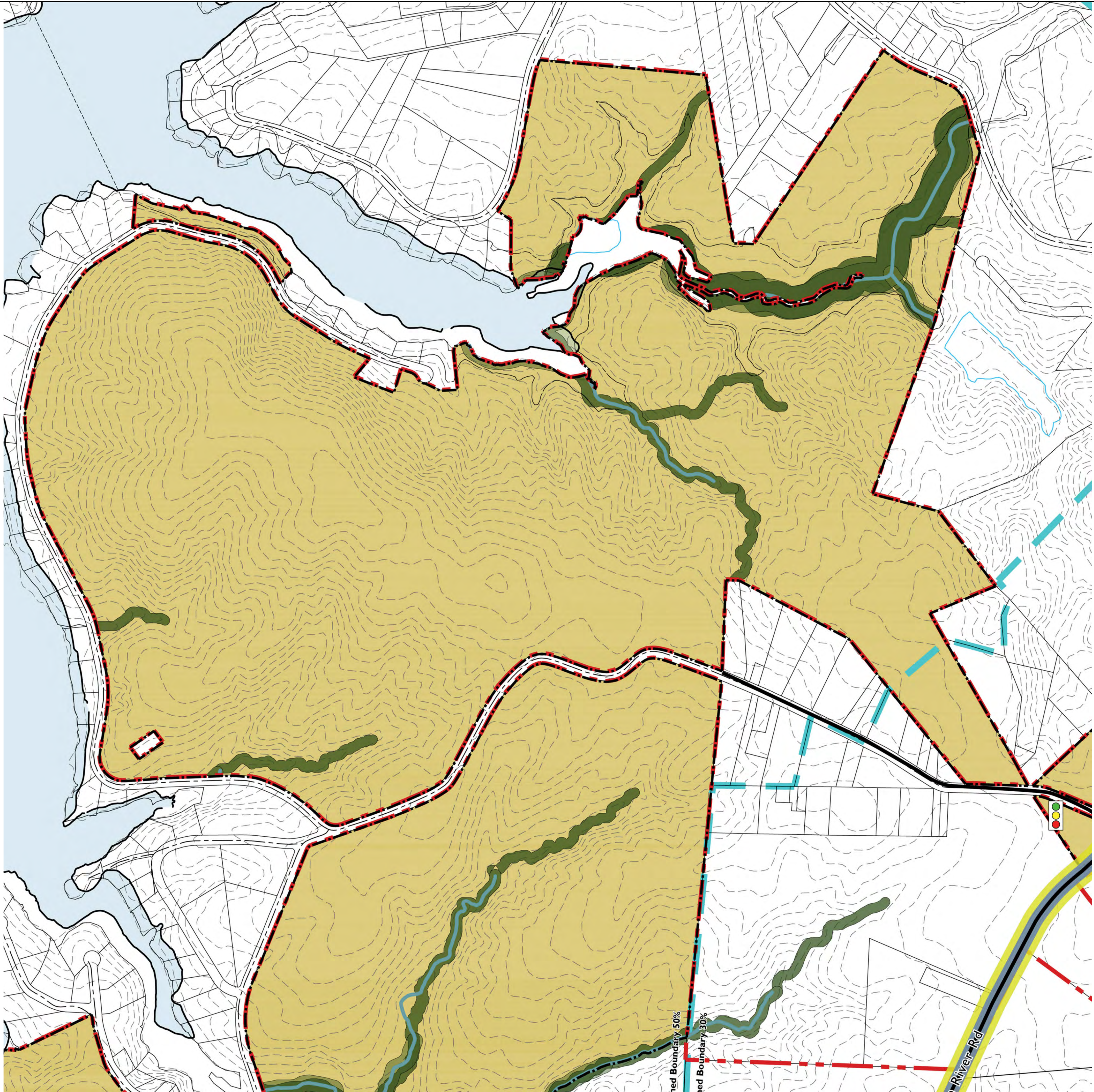
RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA
TOWN CENTER DISTRICT

DATE: 11/21/16
DESIGNED BY: LR
DRAWN BY: LR
CHECKED BY: CMG
SCALE: 1"=300'
PROJECT #: 1014342
SHEET #:
RZ-9A

REVISIONS:

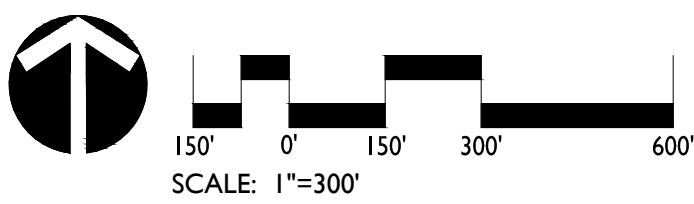


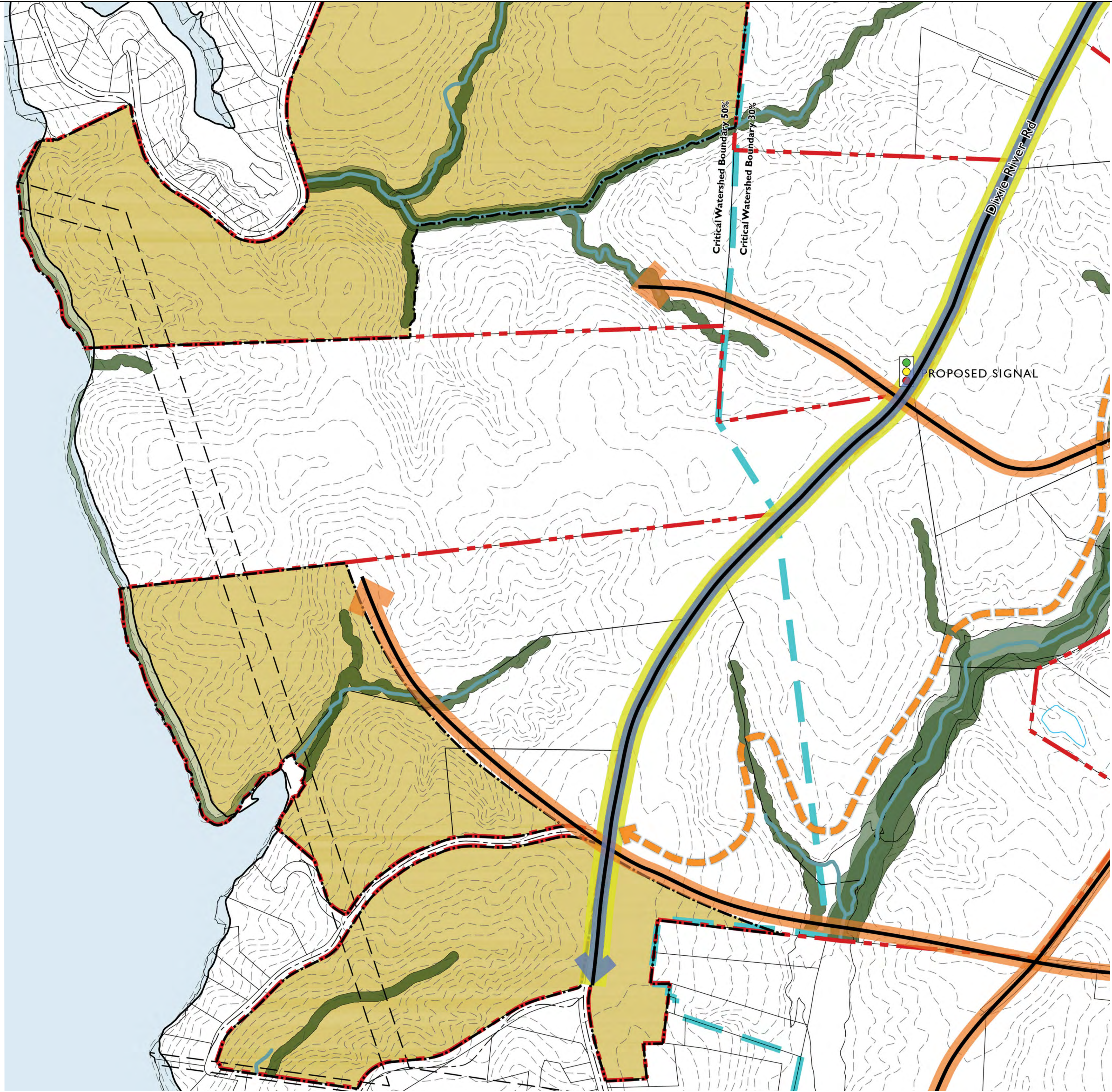
LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0225 F: 704.332.3246
www.LandDesign.com



- District Boundary
- Boulevard / Parkway (also Major Thoroughfare)
- Main Street, Avenue, Local Office/Commercial (also Minor Thoroughfare)
- Future West Boulevard (Multi Modal Corridor)
- Approximate Beaver Dam Creek Greenway Trail (exact location TBD)
- Approximate Required Buffer Zone (refer to RZ-4B for buffer width commitments)
- Dixie River Overland Trail (east or west of Dixie River Road, TBD)
- Buildable Area
- 50' Buffer when adjacent to existing residential

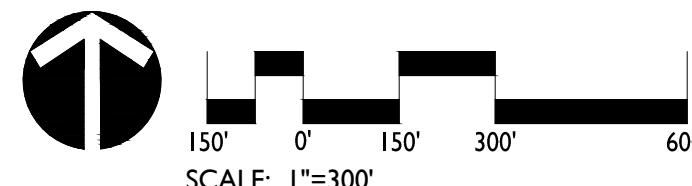
NOTE: Refer to RZ-11 and Transportation Notes in the General Development Standards for detailed transportation network and commitments. See General Development Standards for detailed greenway and trail commitments.





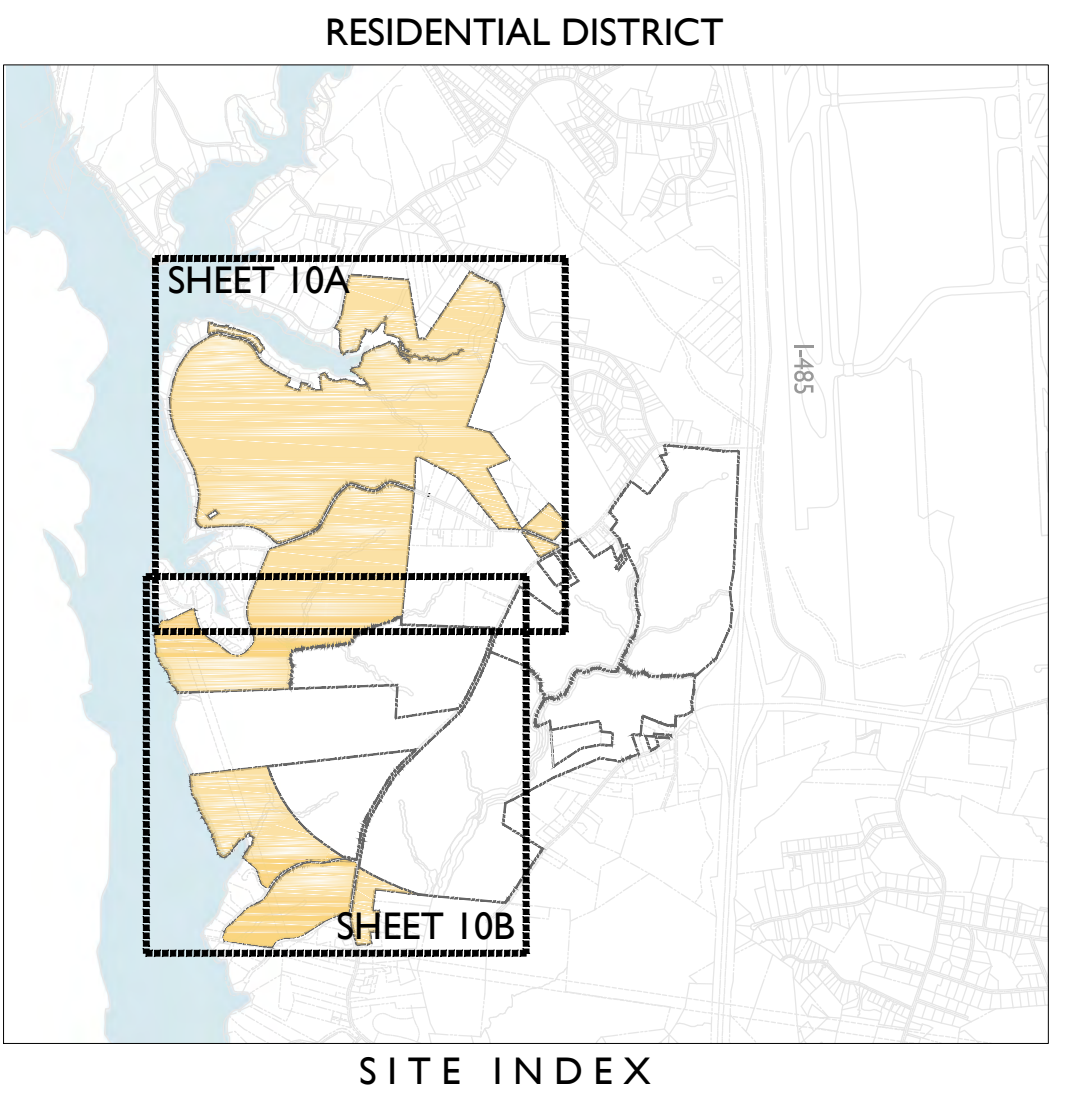
- District Boundary
- Boulevard / Parkway (also Major Thoroughfare)
- Main Street, Avenue, Local Office/Commercial (also Minor Thoroughfare)
- Future West Boulevard (Multi Modal Corridor)
- Approximate Beaver Dam Creek Greenway Trail (exact location TBD)
- Approximate Required Buffer Zone (refer to RZ-4B for buffer width commitments)
- Dixie River Overland Trail (east or west of Dixie River Road, TBD)
- Buildable Area
- 50' Buffer when adjacent to existing residential

NOTE: Refer to RZ-11 and Transportation Notes in the General Development Standards for detailed transportation network and commitments. See General Development Standards for detailed greenway and trail commitments.





Planning Department
APPROVED BY CITY COUNCIL
November 21, 2016



DATE: 11/21/16
DESIGNED BY: LR
DRAWN BY: LR
CHECKED BY: MRC
SCALE: 1"=300'
PROJECT #: 10-14342
SHEET #:
RZ-10B

RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA
RESIDENTIAL DISTRICT



LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0225 F: 704.332.3246
www.LandDesign.com

RESIDENTIAL DISTRICT – UPDATED 11/2/16

DEVELOPMENT STANDARDS (see additional General Development Standards on Sheet RZ-3A-3D)

I. RESIDENTIAL DISTRICT ZONING – MX-2

II. RESIDENTIAL DISTRICT PERMITTED USES/DEVELOPMENT LEVELS:

- a. Single family detached lots/homes of up to 1,700 lots;
- b. Single family attached units and/or multi-family units up to 300 units;
- c. Retail/Eating, Drinking and Entertainment Establishments (EDEE)/personal services and/or office uses of up to 75,000 sf;
- d. Marina and related active uses along the Catawba River;
- e. A continuing care retirement community (CCRC) with up to 200 units (*a CCRC is a nursing home made up both independent and/or dependent living facilities*);
- f. Institutional, recreation (indoor and outdoor) and civic uses.

Each of above together with other uses, accessory uses and uses allowed under prescribed conditions in the MX-2 district.

See Section III of the General Development Standards [RZ-3A-3D] for certain rights to transfer development levels and uses among various Districts and to increase the level of certain permitted uses by decreasing the level of other permitted uses (i.e. conversion rights).

III. RESIDENTIAL DISTRICT INNOVATIVE PROVISIONS FOR MX -2 RESIDENTIAL DISTRICTS

- a. The Petitioner reserves the right to seek Innovative Provisions or other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance.

IV. RESIDENTIAL DISTRICT DESIGN INTENT:

- a. The Residential District shall be characterized by a walkable residential community with limited convenience retail/EDEE/personal services and/or office uses, where residents of the community will have convenient and easy access to a series of passive and active open spaces that are interconnected by a network of streets, sidewalks and trails. The Residential District will be located as generally depicted on [Sheet RZ-10A].
- b. The Residential District shall include a variety of residential uses including primarily single family attached units and detached lots as well as limited amount of multi-family units in a walkable interconnected community format.
- c. The emphasis of the design of the Residential District will be to provide connect the residents to a series of multi-use trails located within open space areas and to other amenities supporting the Residential District.

CHAR2\1844905v2

28

- d. The limited amount of commercial uses shall be neighborhood oriented supporting the needs of residents of the Residential District and the design of such uses will also emphasize walkability with buildings oriented where possible toward streets and will be integrated into the residential uses with a network of internal interconnected streets and sidewalks.

- e. The Residential District shall particularly sensitive to the environment in which it is located including the proximity to the Catawba River. As such significant portions of the Residential District shall consist of open space and the density of the residential uses will be less the closer to the River and the series of creeks located within the District.

- f. Connectivity to other portions of the Master Plan shall be provided through street networks, bike/pedestrian links, multi-use trails and the like.

V. RESIDENTIAL DISTRICT ACCESS:

- a. Access to the Residential District shall be primarily by way of Dixie River Road, West Boulevard Extension, Tom Sadler Road and per the “Block Length and Greenway Trail Connections” on [Sheet RZ-5B].

VI. RESIDENTIAL DISTRICT HEIGHT AND TRANSITIONS

- a. Per the Ordinance.

VII. RESIDENTIAL DISTRICT STREETScape:

- a. Setbacks, yards and buffers as required by the MX-2 (Innovative) zoning district and as allowed by the Innovative Provisions above will be provided.

- b. Within areas developed for commercial uses, a minimum building and parking setback of 20 feet as measured from the existing right-of-way will be provided along Main Streets, Avenues, Local Streets and the other internal public streets as required by the Ordinance.

- c. Along the Residential District's non-network required streets, sidewalks and a cross-walk network that links the residential and commercial buildings on the Site with one another by way of links to sidewalks along the abutting public and private streets and/or other pedestrian features such as multi-use trails will be provided. The minimum width for these internal sidewalks will be a minimum of six (6) feet.

VIII. RESIDENTIAL DISTRICT GREENWAYS/TRAILS, OPEN SPACE & TREE SAVE

- a. **Overall Intent:** The vision is to create a place that emphasizes the natural environment and connections at every level through a diverse network of open space experiences. Open space in the Residential District will be predominantly natural in form and will serve as the amenity area for adjacent developments as well as provide links to more formal gathering spaces and to the overall Master Plan Site. Sidewalks and direct connections will be

CHAR2\1844905v2

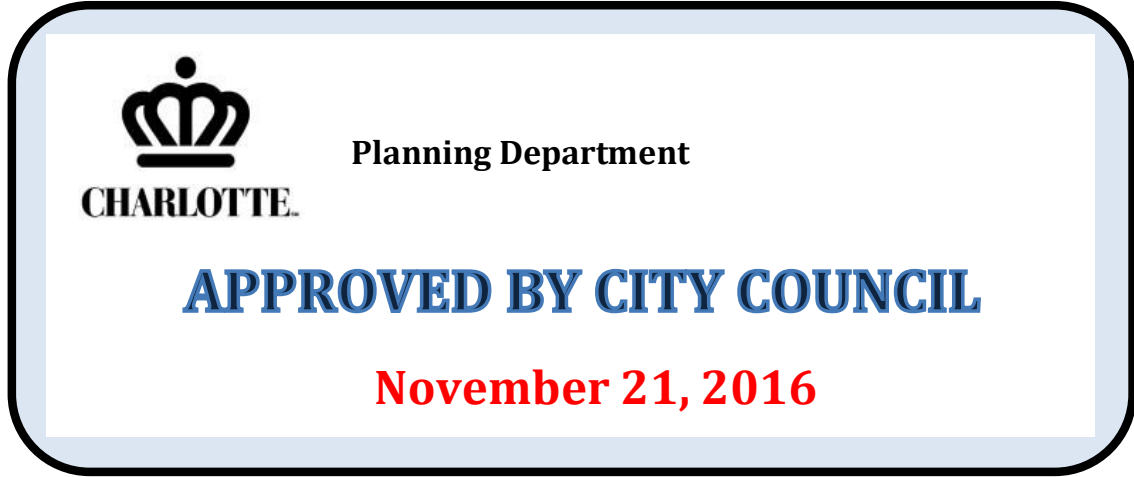
29

provided from uses and amenity areas within the Employment District to the trail and/or greenway system.

- b. Reference Environmental Commitments [Sheet RZ-4A-4B] and associated text.

CHAR2\1844905v2

30



DATE: 11/21/16
DESIGNED BY: LR
DRAWN BY: LR
CHECKED BY: CMG
SCALE: AS SHOWN
PROJECT #: 1014342

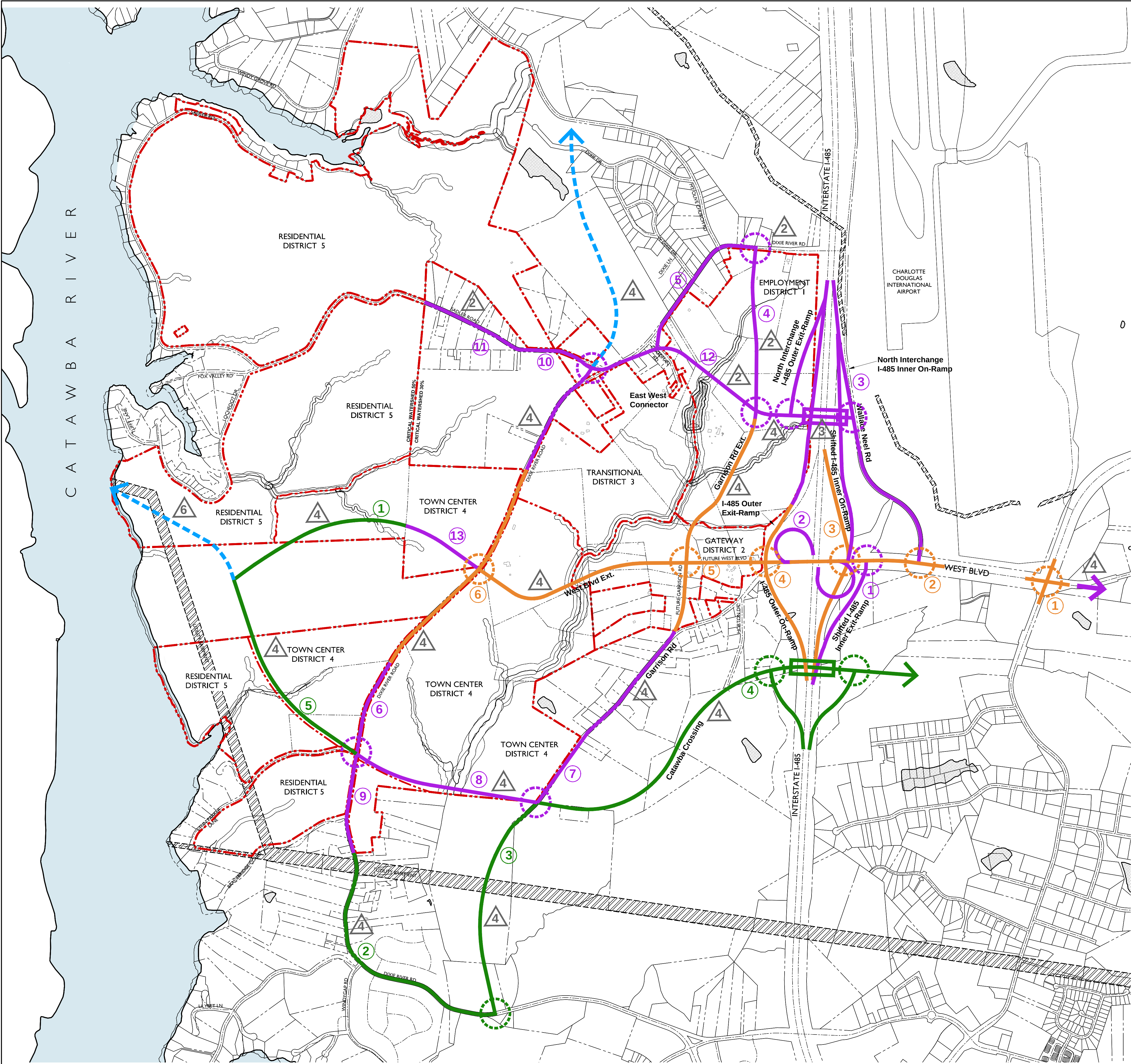
REVISIONS:

RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA
RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

SHEET #:
RZ-10C



LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3746
www.LandDesign.com



Entitlements by Phase **					
*	Phase 1	Phase 2	Phase 1 and 2 Totals	Phase 3	Total All Phases
Office	1,000,000 SF	3,000,000 SF	4,000,000 SF	4,000,000 SF	8,000,000 SF
Retail/EDEE/Personal Services	75,000 SF	125,000 SF	200,000 SF	300,000 SF	500,000 SF
Hospitality	150 Rooms	250 Rooms	400 Rooms	600 Rooms	1000 Rooms
Residential Dwellings	900	1,250	2,150	2,700	4,850

* NOTE: SEE THE GENERAL DEVELOPMENT STANDARDS ON SHEETS RZ-3A - RZ-3D FOR MORE DETAILED DESCRIPTION OF USES AND CONVERION/TRANSFER RIGHTS.

** NOTE: SEE SECTION V OF GENERAL DEVELOPMENT STANDARDS FOR PROVISIONS DEALING WITH ADJUSTMENTS TO PERMITTED DEVELOPMENT LEVELS FOR PHASING/SUB-PHASING ASSOCIATED WITH TRANSPORTATION IMPROVEMENTS.



Planning Department

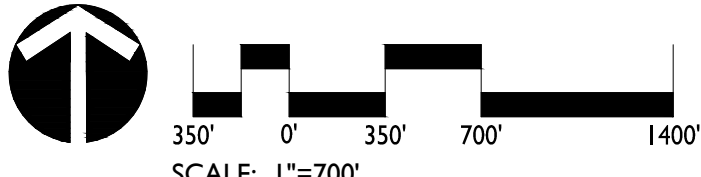
APPROVED BY CITY COUNCIL

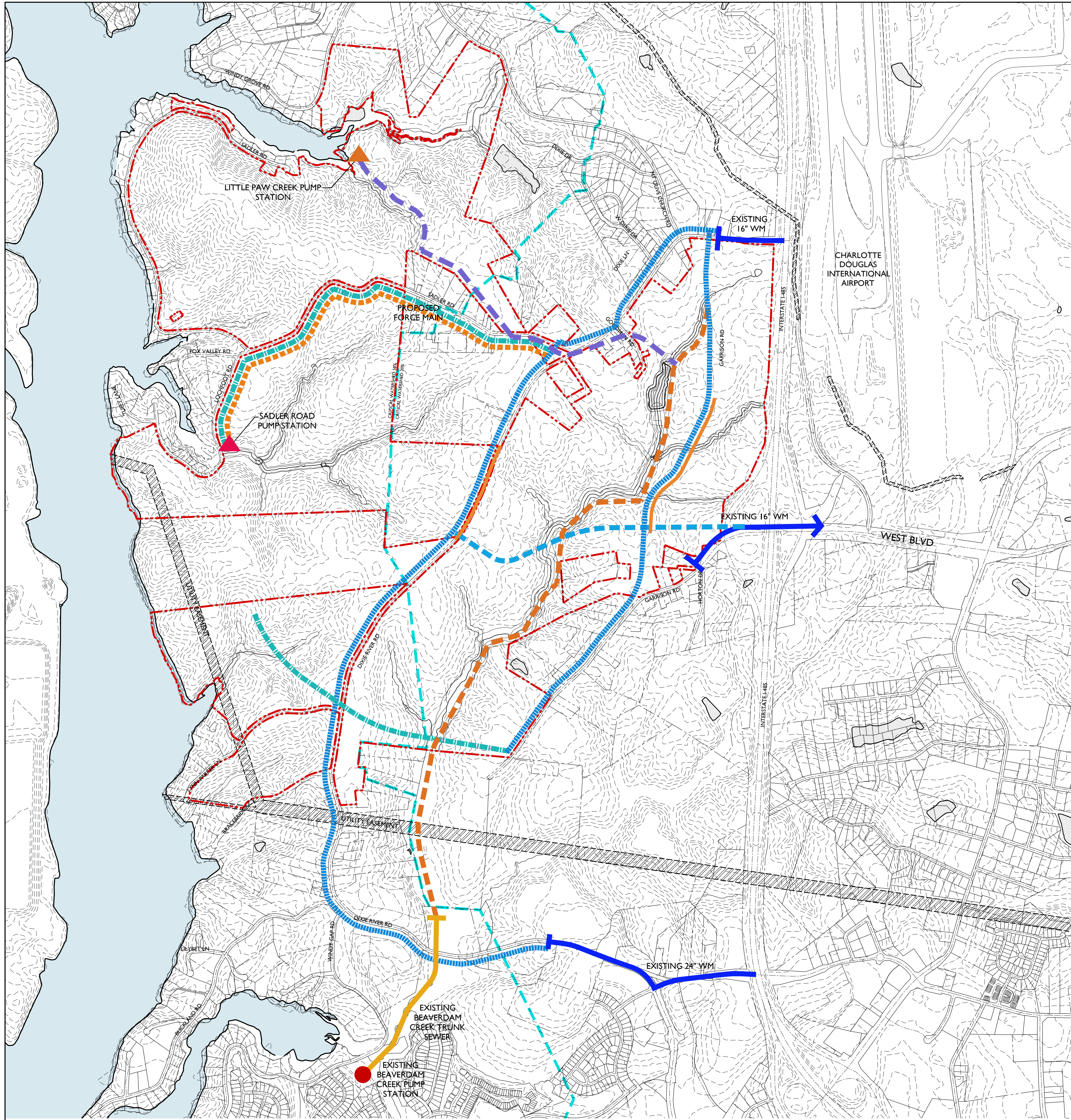
November 21, 2016

- LEGEND: ***
- EXISTING STREET
- FUTURE EXTENSION OF ROAD PER THOROUGHFARE PLAN
- PHASE I ROADWAY / NETWORK
- PHASE II ROADWAYS / NETWORK ADDITIONS
- PHASE III ROADWAYS / NETWORK ADDITIONS
- PHASE I SIGNALS / SIGNAL EVALUATION
- PHASE II SIGNALS / SIGNAL EVALUATION
- PHASE III SIGNALS / SIGNAL EVALUATION
- EXPECTED NUMBER OF TRAVEL LANES

*** NOTE: SEE SECTION V IN GENERAL DEVELOPMENT STANDARDS FOR ROADWAY COMMITMENTS. THESE GRAPHICS AND NOTES DO NOT COMMIT DEVELOPER TO THE FUNDING OR THE CONSTRUCTION OF THE ROADWAY NETWORK AS COMPONENTS MAY BE INSTALLED BY OTHERS. THE GRAPHICS AND NOTES ARE INTENDED TO CONCEPTUALLY SHOW HOW THE FRAMEWORK OF THE MAJOR ROAD NETWORK MAY WORK, WITHOUT RELATION TO FUNDING SOURCES.

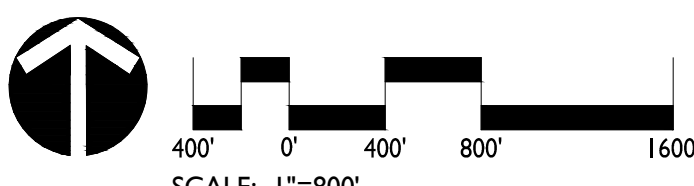
NOTE: ROADWAY ALIGNMENTS WILL WORK TO MINIMIZE NEGATIVE IMPACTS TO INDIVIDUAL PARCELS.

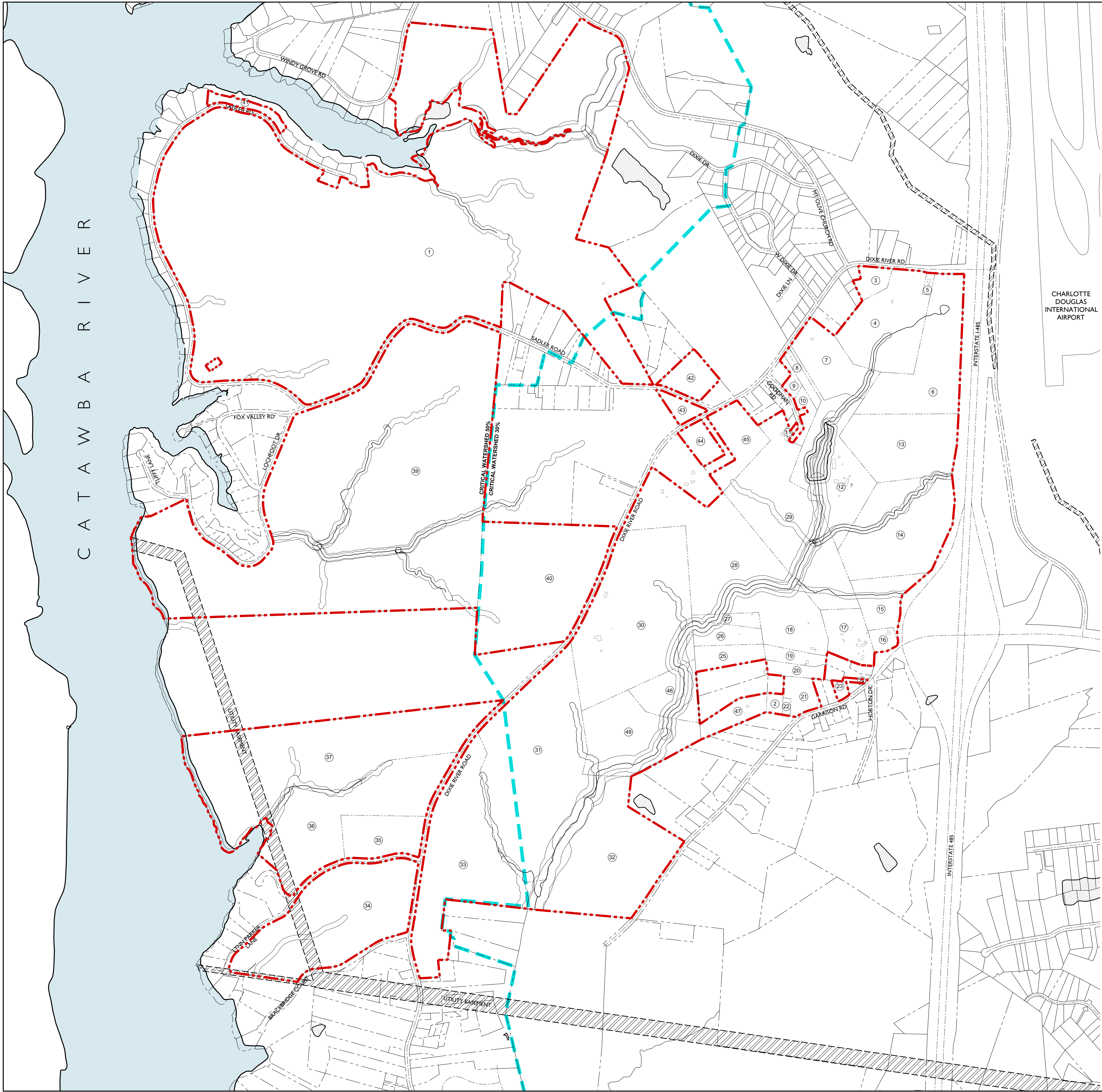





Planning Department
APPROVED BY CITY COUNCIL
November 21, 2016

- LEGEND:
- PROPOSED BEAVER DAM CREEK TRUNK SEWER EXTENSION (CHARLOTTE WATER CIP 05508)
 - EXISTING BEAVER DAM CREEK TRUNK SEWER
 - EXISTING BEAVER DAM CREEK PUMP STATION
 - WEST BLVD EXTENSION AND WATER MAIN
 - DIXIE RIVER AND GARRISON WATER MAIN EXTENSION (CHARLOTTE WATER CIP 13W04)
 - PROPOSED WATER MAINS AS DEVELOPER WATER EXTENSION (TYP.)
 - SADLER ROAD PUMP STATION AS DEVELOPER SEWER EXTENSION
 - LITTLE PAW CREEK FORCE MAIN (CHARLOTTE WATER CIP 13501)
 - LITTLE PAW CREEK PUMP STATION (CHARLOTTE WATER CIP 13501)
 - EXISTING WATER MAIN





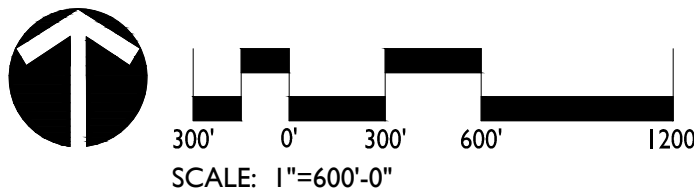
INTERNAL PARCELS	13. VIVIAN S BROWN KRAMER MARGARET ALICE BROWN TEELE JULIA MAE BROWN DRAEGER TAX: 141-133-01 2,327 ac R-3	25. GREGORY GRIER MAJORIE GRIER TAX: 141-142-06 4.95 ac R-3	34. CAROLINA CENTERS LLC C/O PROPERTY TAX DEPT TAX: 113-321-01 46.54 ac R-5
2. BUP SONG CHOE CHONG SUK CHOE TAX: 141-143-05 12.12 ac R-3	14. AUBREY J JR ELAM RODNEY ELAM & TAMARA MOZZUCCO TAX: 141-131-22 33.39 ac R-3	26. CHARLES III TORRENCE TAX: 141-142-07 4.95 ac R-3	35. CAROLINA CENTERS LLC C/O PROPERTY TAX DEPT TAX: 113-291-04 11.47 ac R-5
3. AUBREY J JR ELAM RODNEY J ELAM & T E MAZZUCCO TAX: 141-271-15 3.46 ac R-3	15. CLT INTERNATIONAL LLC TAX: 141-131-19 9.39 ac R-3	27. VIMIAN L WILLIAMS TAX: 141-142-08 2.51 ac R-3	36. CAROLINA CENTERS LLC C/O PROPERTY TAX DEPT TAX: 113-291-03 38.62 ac R-5
4. AUBREY J JR ELAM (ET-AL) TAX: 141-271-14 23.53 ac I-1	16. (TRUSTEES) ST JOHNS BAPTIST CHURCH TAX: 141-131-18 1.89 ac R-3	28. AUBREY J ELAM RODNEY J ELAM TAMARA E MAZZUCCO TAX: 141-152-21 46.83 ac R-3	37. CAROLINA CENTERS LLC C/O PROPERTY TAX DEPT TAX: 113-291-01 11.47 ac R-5
5. ELAM GROUP LLC (THE) TAX: 141-271-13 0.59 ac R-3	17. CLT INTERNATIONAL LLC TAX: 141-143-15 7.79 ac R-3	29. WAYNE P COOPER TAX: 141-152-01 38.55 ac R-3	39. CAROLINA CENTERS LLC C/O PROPERTY TAX DEPT TAX: 113-281-43 22.65 ac R-5
6. AUBREY J JR ELAM RODNEY J ELAM TAMARA E MAZZUCCO TAX: 141-271-12 28.20 ac I-1	18. A J CHARLOTTE INVESTMENTS LLC TAX: 141-143-01 8.82 ac R-3	30. AUBREY J JR ELAM RODNEY J ELAM & TAMARA MAZZUCCO TAX: 141-142-09 57.89 ac R-3	40. INC DEWAR DEVELOPMENT CORPORATION TAX: 113-201-01 50.34 ac R-3
7. WAYNE P COOPER TAX: 141-271-22 12.72 ac R-3	19. BUPSONG CHOE & CHONG SUK CHOE TAX: 141-143-02 2.76 ac R-3	31. CAROLINA CENTERS LLC C/O PROPERTY TAX DEPT TAX: 141-281-03 60.51 ac R-5	41. CAROLINA CENTERS LLC TAX: 113-271-34 2.65 ac
8. WAYNE P COOPER TAX: 141-271-24 2.29 ac R-3	20. BUPSONG CHOE & CHONG SUK CHOE TAX: 141-143-03 2.67 ac R-3	32. CAROLINA CENTERS LLC C/O PROPERTY TAX DEPT TAX: 141-281-02 43.24 ac R-5	42. ALAN BUCH TAX: 113-192-05 6.00 ac R-3
9. WAYNE P COOPER TAX: 141-271-26 1.26 ac R-3	21. RS INVESTMENT GROUP LLC TAX: 141-143-07 3.88 ac R-3	33. CAROLINA CENTERS LLC C/O PROPERTY TAX DEPT TAX: 113-201-04 4.00 ac R-3	43. ALAN BUCH TAX: 113-201-04 4.00 ac R-3
10. WAYNE P COOPER TAX: 141-271-27 2.1 ac R-3	22. MALI PROPERTIES INC. TAX: 141-143-06 5 ac R-3	44. ALAN BUCH TAX: 141-152-18 4.09 ac R-3	45. ALAN BUCH TAX: 141-152-17 9.91 ac R-3
11. WAYNE P COOPER TAX: 141-152-02 0.18 ac R-3	23. DONG J KIM YOUNG S KIM TAX: 141-143-10 1 ac R-3	46. LEWIS CLARENCE GRIER TAX: 141-142-02 5.50 ac R-3	47. CLARENCE H GRIER TAX: 141-142-03 4.70 ac R-3
12. WAYNE P COOPER TAX: 141-271-23 23.03 ac R-3	24. CLT INTERNATIONAL LLC TAX: 141-143-19 3.8 ac R-3	48. JOHN M. NEEL TAX: 141-142-01 23.17 ac R-3	



Planning Department

APPROVED BY CITY COUNCIL

November 21, 2016



DATE: 11/21/16
DESIGNED BY: LR
DRAWN BY: CMG
CHECKED BY: CMG
SCALE: 1"=600'-0"
PROJECT #: 1014342
SHEET #:

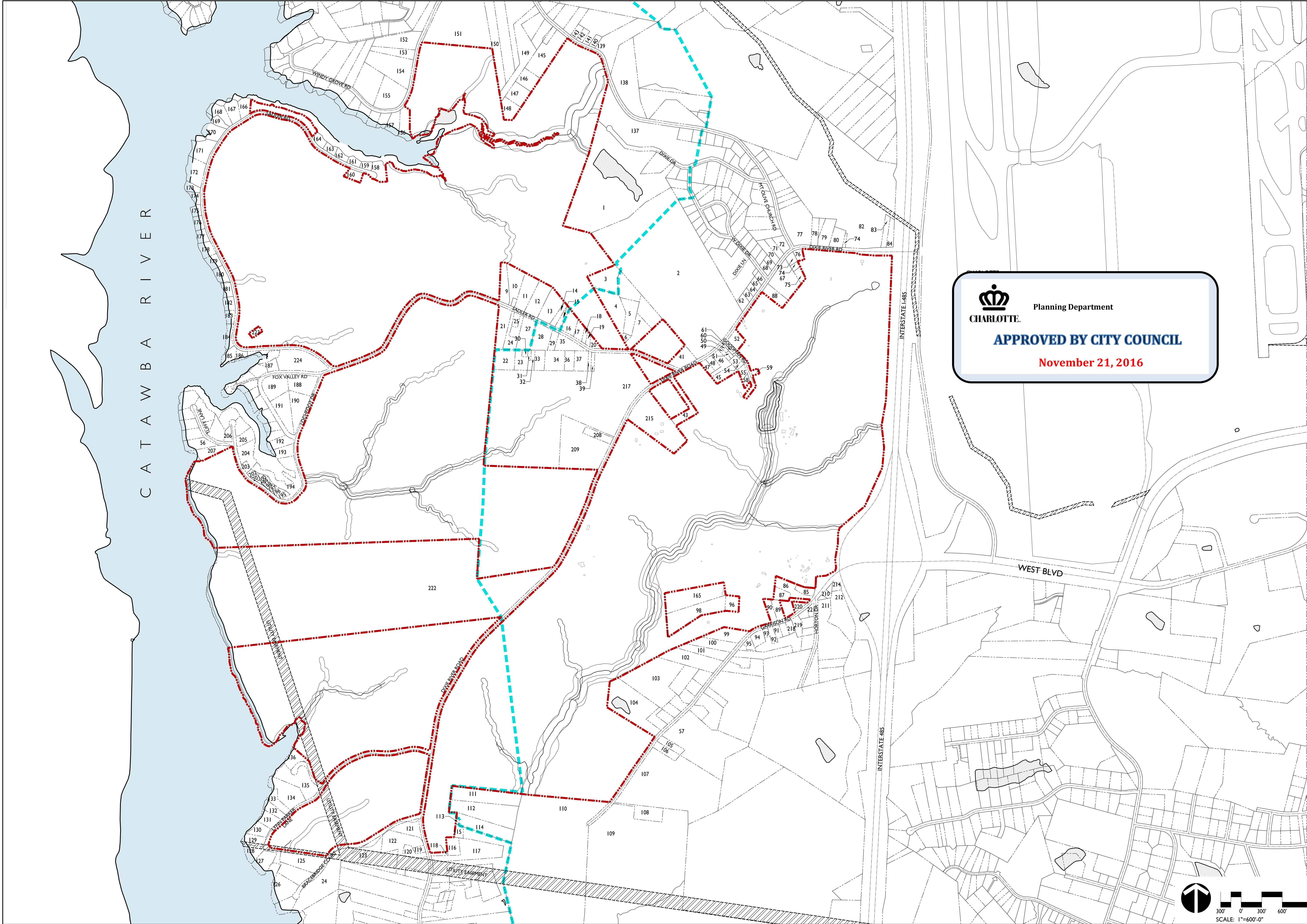
RZ-13

RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA
INTERNAL PARCEL DATA

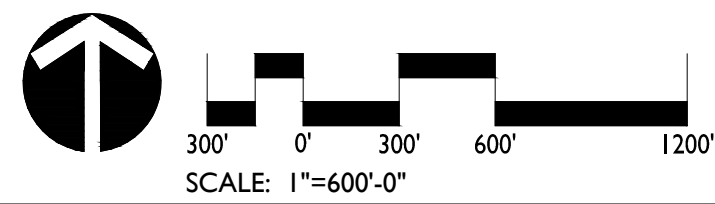
REVISIONS:



LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com




Planning Department
APPROVED BY CITY COUNCIL
November 21, 2016



DATE: 11/21/16
DESIGNED BY: LR
DRAWN BY: LR
CHECKED BY: CMG
SCALE: 1"=600'-0"
PROJECT #: 1014342
SHEET #:

REVISIONS:

RIVER DISTRICT
REZONING PETITION NUMBER 2016-056
CHARLOTTE, NORTH CAROLINA
ADJACENT PROPERTY OWNERS



LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com

Adjacent Property Info				
no.	Parcel ID	Existing zoning	Owners Name (First, Last)	Address Property Owner
1	11319208	R-5	Sue M. Friday	8700 Dixon Dr., Charlotte NC, 28208
2	11319206	R-5	Fietche, Harrington	3201 Sharon View Rd, Charlotte NC,28202
3	11319206	R-5	Thomas, Wilkes	4909 Sadler Rd., Charlotte,NC, 28208
4	11319202	R-5	Lena, Reid	4911 Sadler Rd., Charlotte, NC, 28208
5	11319211	R-3	Benjamin, Hoover	4917 SADLER RD., Charlotte NC, 28208
6	11319203	R-3	Benjamin, Hoover	4915 SADLER RD., Charlotte NC, 28208
7	11319204	R-3	Golodine, Witherspoon	4917 Sadler Rd., Charlotte NC, 28278
9	11341101	R-5	Tonja, Wall	5533 Furrow Reach, Virginia Beach, VA, 23455
10	11341201	R-3	Lillian, Grier	4529 Sadler Rd.Charlotte NC., 28208
11	11341104	R-5	Boyd Wright	9943 Garthwood Rd., Charlotte NC,28208
12	11341106	R-5	Murray Potts	4613 Sadler Rd., Charlotte NC., 28208
13	11341107	R-5	Kevin Kearns	1681 Randolph Pl Memphis, TN., 38120
14	11341108	R-5	James, Pettis	16639 Greenfarm LN, Huntersville, NC., 28278
15	11341109	R-5	Delores, Baskett	4703 Sadler Rd.Charlotte, NC., 28208
16	11341110	R-5	Karl, Haggard	1105 Graystone Dr.,Winston-Salem, NC., 27105
17	11341112	R-5	Ryan R Potts	7321 Marcel LN Unit 1037, Charlotte, NC., 28226
18	11341113	R-5	Jose, Galan	11319 Treebank Dr., Pineville, NC., 28134
19	11341114	R-3	Jose, Galan	11319 Treebank Dr., Pineville, NC., 28134
20	11341115	R-3	Jose, Galan	11319 Treebank Dr., Pineville, NC., 28134
21	11341218	R-5	Christopher, Harris	4524 Sadler Rd., Charlotte, NC., 28208
22	11341210	R-5	James Watt	2114 Teddington Dr., Charlotte, NC., 28208
23	11341209	R-3	Murray Pott	4613 Sadler Rd., Charlotte, NC., 28278
24	11341217	R-5	Marquis Grier	4536 Sadler Rd., Charlotte, NC.,28278
25	11341216	R-100	Leon Grier	4544 Sadler Rd., Charlotte, NC., 28278
26	1134215	R-100	Steven Byers	4602 Sadler Rd., Charlotte NC., 28278
27	1134214	R-3	Samuel, Watt	1416 Dean St., Charlotte, NC., 28216
28	1134213	R-3	Lovie Withers	4652 Sadler Rd., Charlotte, NC, 28208
29	1134212	R-100	Jamie Zimmerman	2620 Cuable Rd, Salisbury, Nc, 28144
30	11341208	R-100	Henry Watt	4048 Hamilton Dr., Charlotte NC., 28216
31	11341207	R-100	Todd Persicketti	15729 Eagle View Dr., Charlotte, NC.,28278
32	11341206	R-100	James, Watt	2114 Teddington DR., Charlotte, NC., 28208
33	11341205	R-3	James, Watt	2114 Teddington DR., Charlotte, NC., 28208
34	11341219	R-3	Kelisha Thompson	4814 Sadler Rd., Charlotte, NC., 28278
35	11341211	R-3	Reginald, Kerns	16639 Greenfarm Rd, Huntersville, NC.,28078
36	11341204	R-3	Walter McClain	4814 Sadler RD., Charlotte,NC.,28208
37	11341203	R-3	Walter McClain	4814 Sadler RD., Charlotte,NC.,28208
38	11341202	R-3	Thomas Kerns	4816 Sadler RD.,Charlotte, NC.,28208
39	11341201	R-3	Jose, Galan	4818 Sadler RD., Charlotte, NC., 28214
41	11319207	R-3	Carlos, Jonas	3713 ShirleyDr., Charlotte, NC., 28214
43	14115225	R-3	Leon Sifford	5408 Dowgate Dr., Charlotte, NC., 28208
45	14115226	R-3	Brown Thompson	5828 Goodman Rd., Charlotte, NC.,28208
46	14115214	-3	Carol Smith	7440 Ann Smith LN, Charlotte, NC., 28278
47	14115215	R-5	James, Watt	5216MT. Olive Church Rd., Charlotte, NC., 28278

48	14115216	R-5	Micheal Cole	194 Shoreline Loop, Mooresville, NC., 28117
49	14115213	R-5	William Jones	4128 Carlyle Dr., Charlotte, NC., 28208
50	14115223	R-5	William Jones	4128 Carlyle Dr., Charlotte, NC., 28208
51	14115212	R-5	Patricia Camps	3640 Morris Field Dr., Charlotte NC., 28208
52	14127125	R-3	Pamella Thompson	5414 Wilkinson BLVD, Charlotte, NC., 28208
53	14115208	R-100	Pamella Thompson	5414 Wilkinson BLVD, Charlotte, NC., 28208
54	14115207	R-100	Richard Pollock	11719 Withers Mill Dr., Charlotte, NC., 28278
55	14115206	R-100	Brown Thompson	5828 Goodman Rd., Charlotte, NC, 28208
56	11328122	R-5	Trent, Haston	4017 Tuffy Lane, Charlotte, NC, 28208
57	14118165	R-120	Mary, Sweet	115 Highwoods Drive, Goldsboro, NC 27530
58	14115205	R-100	Brown Thompson	5828 Goodman Rd., Charlotte, NC.,28208
59	14127128	R-100	Rudolph Ferguson	5307 Elderbank Dr., Charlotte, NC., 28216
60	14115211	R-100	Emma Goodman	8814 Dixie River RD., Charlotte, NC., 28208.
61	14115210	R-100	Isaac Est. Camps	4328 Pebblebrook DR., Charlotte, NC., 28208
62	11319301	R-3	Everette Jones	5404 Wilgrove Pine Hill Rd, Charlotte, NC., 28227
63	11319302	R-3	John Mayhue	8733 West Dixie DR., Charlotte, NC., 28278.
64	11319303	R-3	John Mayhue	8733 West Dixie DR., Charlotte, NC., 28278.
65	11319310	R-3	John Mayhue	8733 West Dixie DR., Charlotte, NC., 28278.
66	11319304	R-3	Micheal Killion	8515 Dixie River RD., Charlotte, NC., 28208.
67	14127120	I-1	Ronald Porter	9116 Dixie River Rd., Charlotte, NC.,28208
68	11319615	R-100	Mathew Sullivan	4201 Denver Ave, Charlotte, NC., 28208
69	11319616	C-700	Carol, Smith	7440Ann Smith Ln., Charlotte NC., 28208
70	11319617	R-100	Carol, Smith	7440Ann Smith Ln., Charlotte NC., 28208
71	11319618	R-100	Carol, Smith	7440Ann Smith Ln., Charlotte NC., 28208
72	11319619	R-100	Melissa Luther	9143 Dixie River Rd., Charlotte, NC., 28278
73	14127117	R-3	John McGinnis	9136 Dixie River Rd., Charlotte, NN., 28278
74	14127118	R-3	Domingo Lovo	9130 Dixie River RD., Charlotte NC., 28278
75	14127119	I-1	Teodora, Hatcu	9128 Dixie River RD., Charlotte NC., 28278
76	14127116	R-100	Aubrey, Elam	5017 Srus LN, Charlotte NC., 28208
77	11315207	R-3	Albert Pickett	5621 Mount Olive Church RD., Charlotte, NC., 28278
78	11315231	R-3	Anthony Narciso	99 Independence Ave.Quincy, MA, 02169
79	11315209	R-3	Carol, Smith	7440Ann Smith Ln., Charlotte NC., 28208
80	11315210	R-3	City Of Charlotte	600 East Fourth ST., Charlotte NC., 28202
81	11315211	R-3	City Of Charlotte	600 East Fourth ST., Charlotte NC., 28202
82	11315212	R-3	City Of Charlotte	600 East Fourth ST., Charlotte NC., 28202
83	11315213	R-100	City Of Charlotte	600 East Fourth ST., Charlotte NC., 28202
84	11315214	R-100	City Of Charlotte	600 East Fourth ST., Charlotte NC., 28202
85	14114314	MH-0	Lamar Grier	9900 Garrison RD., Charlotte, NC., 28208
86	14114313	MH-0	Lamar Grier	9900 Garrison RD., Charlotte, NC., 28208
87	14114312	R-3	Robert Sifford	4528 MT Olive Church RD., Charlotte, NC., 28278
88	14127121	R-3	Daniel H Porter	9415 Pinewood Ave, Charlotte, NC, 28214
89	14114309	R-3	John, Morrow	10010 Garrison RD.,Charlotte,NC., 28208
90	14114308	R-3	Bricio, Soto	10018 Garrison RD., Charlotte, NC.,28208
91	14118110	R-3	Young, Kim	8155 Ardrey Kell RD, Unit 102, Charlotte, NC., 28277
92	14118124	R-3	Aaron Horton	10029 Garrison Rd, Charlotte, NC.,28208
93	14118113	R-3	Aaron Horton	10029 Garrison Rd, Charlotte, NC.,28208
94	14118114	R-3	Jesus Salinas	6011 Kiriweynd Commons Dr, Charlotte, NC., 28278
95	14118130	R-3	National Bank NA.	525 NorthTryon St, NC1-023-03-03, Charlotte, NC, 28255
96	14114304	R-3	Charles, Torrence	10114 Garrison Rd, Charlotte, NC, 28208

98	14114204	R-3	Calvin A. Grier	3735 Patterson Ave, Baltimore, MD 21207
99	14114112	R-3	Maureen, McCrorie	10 Tripoli CT, Hanahan, SC 29406
100	14114109	R-3	Kenneth, McCrorie	10216 Garrison RD., Charlotte, NC, 28208
101	14114111	R-3	Kenneth, McCrorie	10216 Garrison RD., Charlotte, NC, 28208
102	14114108	R-3	Kenneth, McCrorie	10216 Garrison RD., Charlotte, NC, 28208
103	14114104	R-3	Rushing, Louise	10300 Garrison Rd, CharlotteNc, 28208
104	14114101	R-5	Rushing, Louise	10300 Garrison Rd, CharlotteNc, 28208
105	14118119	R-3	Charles,Mobley	320 Meadowridge Dr. Maiden, NC, 28650
106	14129107	R-3	Charles,Mobley	320 Meadowridge Dr. Maiden, NC, 28650
107	14129101	MX-1	William,Shaw	10812 Garrison Rd, Charlotte,NC, 28208
108	14129102	R-3	Dwight, Burris	10723 Garrison Rd, Charlotte, NC, 28278
109	14129103	MX-1	William,Shaw	10812 Garrison Rd, Charlotte,NC, 28208
110	14129105	R-5	Burris Holdings LLC	10723 Garrison Rd, Charlotte, NC, 28278
111	14116102	R-5	Brenda, Campbell	8757 Vicergal CT, Charlotte, NC., 28216
112	14116103	R-5	Sims, Graves	10840 Rio Springs Dr. Raleigh, NC27614
113	14116105	R-5	Ronnie, Delapp	4411 Button Pointe CT, Charlotte NC., 28216
114	14116104	R-5	Henrietta,Woodard	1120 Scaleybark Rd, Charlotte, NC., 28209
115	14116106	R-5	Bernice Hogan	408 Westland Farm Rd, Mount Holly, NC 28120.
116	14116109	R-5	Wilmore, Brown	7006 Dixie River RD, Charlotte, NC, 28208
117	14116111	R-5	Wilmore, Brown	7006 Dixie River RD, Charlotte, NC, 28208
118	14116110	R-5	Wilmore, Brown	7006 Dixie River RD, Charlotte, NC, 28208
119	11321114	R-5	George, White	7015 Dixie River RD, Charlotte, NC, 28208
120	11321129	R-5	Loretta, White	7015 Dixie River RD, Charlotte, NC, 28208
121	11321141	R-5	Carolina Cenzers LLC	327 W Trade St, STE 1000, Charlotte, NC,28202
122	11321113	R-5	Carl, Frazier	7021 DixieRiver RD, Charlotte, NC, 28278
123	11321111	R-5	Arturo, Luna	3526 Seaman Dr., Charlotte, NC, 28217
124	11321139	R-5	Tamsen, Scott	6830 Buckland Rd, Charlotte, NC, 28278
125	11332113	R-5	Jenny, Shaffner	8744 Bracebridge CT, Charlotte, NC., 28278
126	11332112	R-5	Charlotte, Yatch Club Inc.	14309 Sadler Rd, Charlotte, NC., 28278
127	11332102	R-5	Gregory, Landess	8957 Lynn Parker LN, Charlotte, NC, 28208
128	11332103	R-5	Kenneth, Hoag	8932 Lynn Parker LN, Charlotte, NC, 28278
129	11332110	R-5	Derrick Walkler	3000 Queensdale Dr, Monroe, NC, 28110
130	11332104	R-5	Patrick, Tynan	8920 Lynn Parker LN, Charlotte, NC, 28278
131	11332105	R-5	Sandra, Karr	8912 Lynn Parker LN, Charlotte, NC, 28208
132	11332106	R-5	Edgar, Grant	8909 Lynn Parker LN, Charlotte, NC, 28208
133	11332107	R-5	Phillip, Sparrow	8900 Lynn Parker LN, Charlotte, NC, 28208
134	11332108	R-5	Phillip, Sparrow	9411 Fair Lane DR., Charlotte, NC, 28214.
135	11332111	R-5	Phillip, Sparrow	9411 Fair Lane DR., Charlotte, NC, 28214.
136	11332109	R-5	Carol, Smith	7440 Ann Smith LN, Charlotte, NC., 28208
137	11337201	R-5	Raymond, Waddell	301 Oakland LN, Charlotte, NC., 27516
138	11338131	R-5	Eric Riggins	4629 MT Olive Church Rd, Charlotte, NC, 28276
139	11338130	R-5	Steven, Caldwell	4721 Mt. Olive Church Rd, Charlotte, NC, 28278
140	11338129	R-5	Nancy, Moffitt	4715 Mt. Olive Church Rd, Charlotte, NC, 28278
141	11338128	R-5	Nancy, Badgood	4715 Mt. Olive Church Rd, Charlotte, NC, 28278
142	11338127	R-5	Paul, Thang	4625 Mt. Olive Church Rd, Charlotte, NC, 28278
143	11338126	R-5	Duong, Vu	4625 Mt. Olive Church Rd, Charlotte, NC, 28278
144	11338125	R-5	Colleen, Grier	4600 Mt. Olive Church Rd., Charlotte, NC, 28278
145	11340104	R-5	Robert, Grier	4600 Mt. Olive Church Rd., Charlotte, NC, 28278
146	11340103	R-5	Carol, Stowe	6013 Crape Myrtle LN, Charlotte, NC., 28216
147	11340102	R-5	Colleen, Grier	4600 Mt. Olive Church Rd., Charlotte, NC, 28278

148	11340101	R-5	Evelyn, Herron	5216 Mount Olive Church Rd, Charlotte, NC., 28278
149	11340109	R-5	Tomas, Al	2818 Executive ST 667667, Charlotte, NC., 28266
150	11340112	R-5	Rhonda, Parker	5929 Myakka CT, Raleigh, NC, 27616.
151	11326101	R-5	Charlotte- Mecklenburg Board of Education	PO Box 30035, Charlotte, NC., 28230
152	11325165	R-5	Eva, Urbina	9038 Silver Coach LN, Charlotte, NC., 28273
153	11325153	R-5	Daniel, Porter	9415 Pinewood AV, Charlotte, NC., 28214
154	11325154	R-5	Daniel, Porter	9415 Pinewood AV, Charlotte, NC., 28214
155	11325155	R-5	Jim, Brown	10901 Windy Grove RD, Charlotte, NC, 28208
156	11325101	R-5	Brenda, Painter	6725 Sullins Rd, Charlotte, NC., 28214
157	11325102	R-5	Keith, Thompson	10825 Windy Grove RD., Charlotte, NC, 28214
158	11327129	R-5	Michael, McKenzie	2600 Sadler Rd, Charlotte, NC., 28278
159	11327128	R-5	William, Nunn	2608 Sadler Rd, Charlotte, NC., 28278
160	11327136	R-5	William, Nunn	2608 Sadler Rd, Charlotte, NC., 28278
161	11327127	R-5	Margrette, Thomas	17204 N. Meadowview, Nine Mile Falls, WA., 99026
162	11327126	R-5	Paul, McGill	2640 Sadler Rd, Charlotte, NC., 28208
163	11327125	R-5	Helen, POorter	2704 Sadler Rd, Charlotte, NC., 28208
164	11327124	R-5	Donald, Porter	2730 Sadler Rd, Charlotte, NC., 28278
165	14114205	R-3	Pearlie T. Williams	8337 Rego St, Charlotte, NC, 28216
166	11327122	R-5	Carolina Sisters of Mercy of North	110 Mercy Dr, Belmont, NC, 28012
167	11327121	R-5	Corey, Ballou	3016 Sadler Rd., Charlotte, NC., 28278
168	11327120	R-5	Michael Warner	3016 Sadler Rd., Charlotte, NC., 28278
169	11327131	R-5	Michael Warner	3016 Sadler Rd., Charlotte, NC., 28278
170	11327119	R-5	Robert, McIlroy	3032 Sadler Rd., Charlotte, NC., 28278
171	11327118	R-5	Sadler Road LLC	3100 Sadler Rd., Charlotte, NC., 28278
172	11327116	R-5	Robert, McIlroy	PO Box 36483, Charlotte, NC, 28203
173	11327115	R-5	Ozzie, Simerly	3208 Sadler Rd, Charlotte, NC., 28208
174	11327114	R-5	Andrew Griffith	3232 Sadler Rd, Charlotte, NC., 28278
175	11327113	R-5	Darrell, Young	3238 Sadler Rd, Charlotte, NC., 28278
176	11327112	R-5	Nicholas, Bratnick	3308 Sadler RD., Charlotte, NC., 28278
177	11327111	R-5	PaulineTaylor	3324 Sadler RD., Charlotte, NC., 28278
178	11327110	R-5	Robert, Ridenhour	3336 Sadler RD., Charlotte, NC., 28278
179	11327109	R-5	Thomas, Cooper	3408 Sadler RD, Charlotte, NC, 28208
180	11327108	R-5	Hester, Shank	3432 Sadler Rd,Charlotte, NC.,28278
181	11327107	R-5	Larry Shanks	3520 Sadler RD, Charlotte, NC., 28208
182	11327106	R-5	Daniel, Porter	9415 Pinewood Ave, Charlotte, NC., 28214
183	11327105	R-5	Clarence, Moss	3600Sadler Rd., Charlotte, NC., 28278
184	11327133	R-5	Irene ZinK	3616 Sadler RD, Charlotte, NC., 28278
185	11327103	R-5	Rhett Brown	3616Sadler Rd., Charlotte,NC., 28278
186	11327102	R-5	Alice Green	3710 Sadler Rd. Charlotte, NC.,28208
187	11328117	R-5	EFTRE LLC	4200 Section View LN., Charlotte, Nc, 28278
188	11328203	R-5	Jerry Barefoot	PO Box 19006 Charlotte, NC 28219
189	11328204	R-5	Jerry Barefoot	PO Box 19006 Charlotte, NC 28219
190	11328202	R-5	Jerry Barefoot	PO Box 19006 Charlotte, NC 28219
191	11328201	R-5	Jerry Barefoot	PO Box 19006 Charlotte, NC 28219
192	11328147	R-5	Thinh, Vu	3108 Highgate DR, FT Mill, SC., 29715
193	11328146	R-5	Thinh, Vu	3108 Highgate DR, FT Mill, SC., 29715
194	11328119	R-5	Jerry, Barefoot	4330 Tuffy LN, Charlotte, NC 28278
195	11328142	R-5	Jerry Barefoot	PO Box 19006 Charlotte, NC 28219
196	11328141	R-5	Jerry Barefoot	PO Box 19006 Charlotte, NC 28219