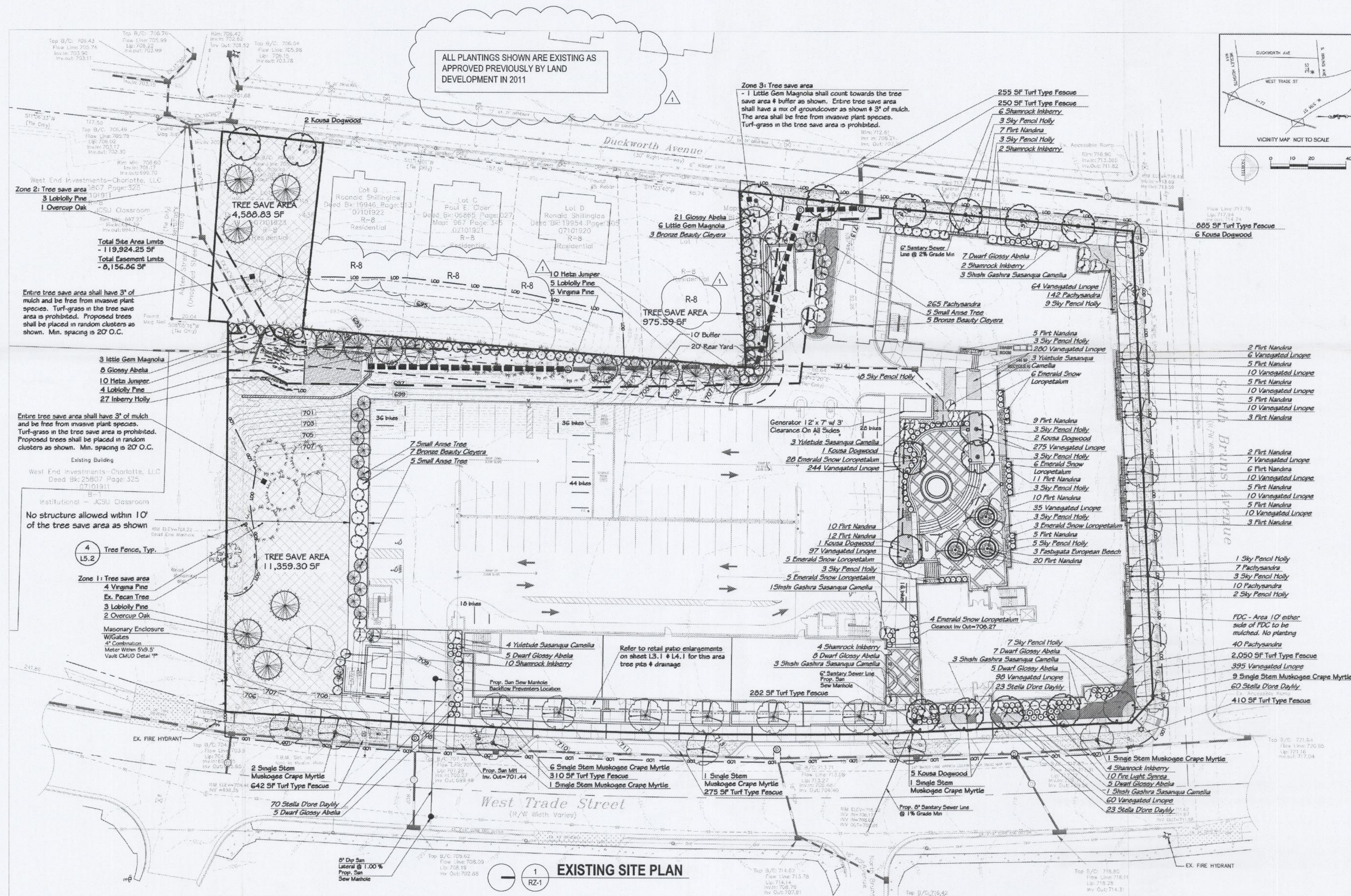
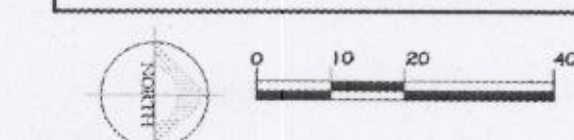


FEB 15 2016



REV. 1 DATE 12-18-2015

REV. 2 DATE _____

REV. 3 DATE _____

REV. 4 DATE _____

REV. 5 DATE _____

REV. 6 DATE _____

REV. 7 DATE _____

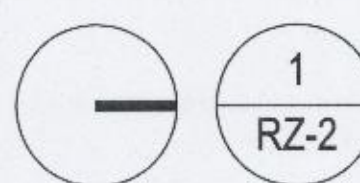
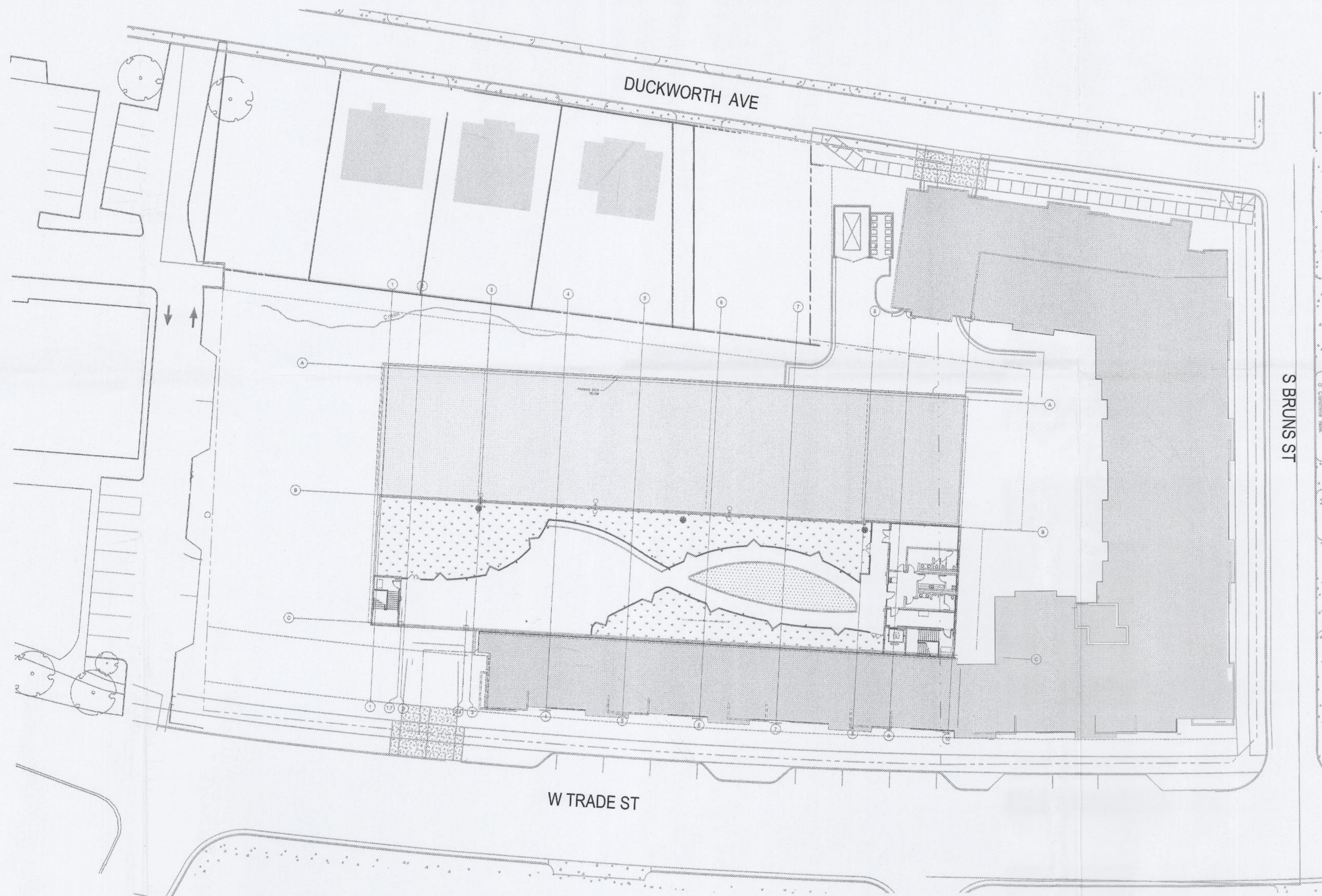
REV. 8 DATE _____

D-141 #0040 000

ISSUE DATE September 28, 2014

CHECKED _____ JDM
SHEET BY _____
GTB
PROJECT NUMBER
NC 13-001

F:\Tree Structure\Projects\13-001 Mosaic Village III- Office\reviews\agencies\Rezoning\ad\RZ-02.dwg, Plotted By: Garrett, Plotted: Dec 17, 2015 - 4:08pm



EXISTING TERRACE PLAN

APPROVED BY
CITY COUNCIL
FEB 15 2016

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Skyline Terrace Renovation

REV. 1 DATE	12-18-2015
REV. 2 DATE	
REV. 3 DATE	
REV. 4 DATE	
REV. 5 DATE	
REV. 6 DATE	
REV. 7 DATE	
REV. 8 DATE	

Rezoning Documents

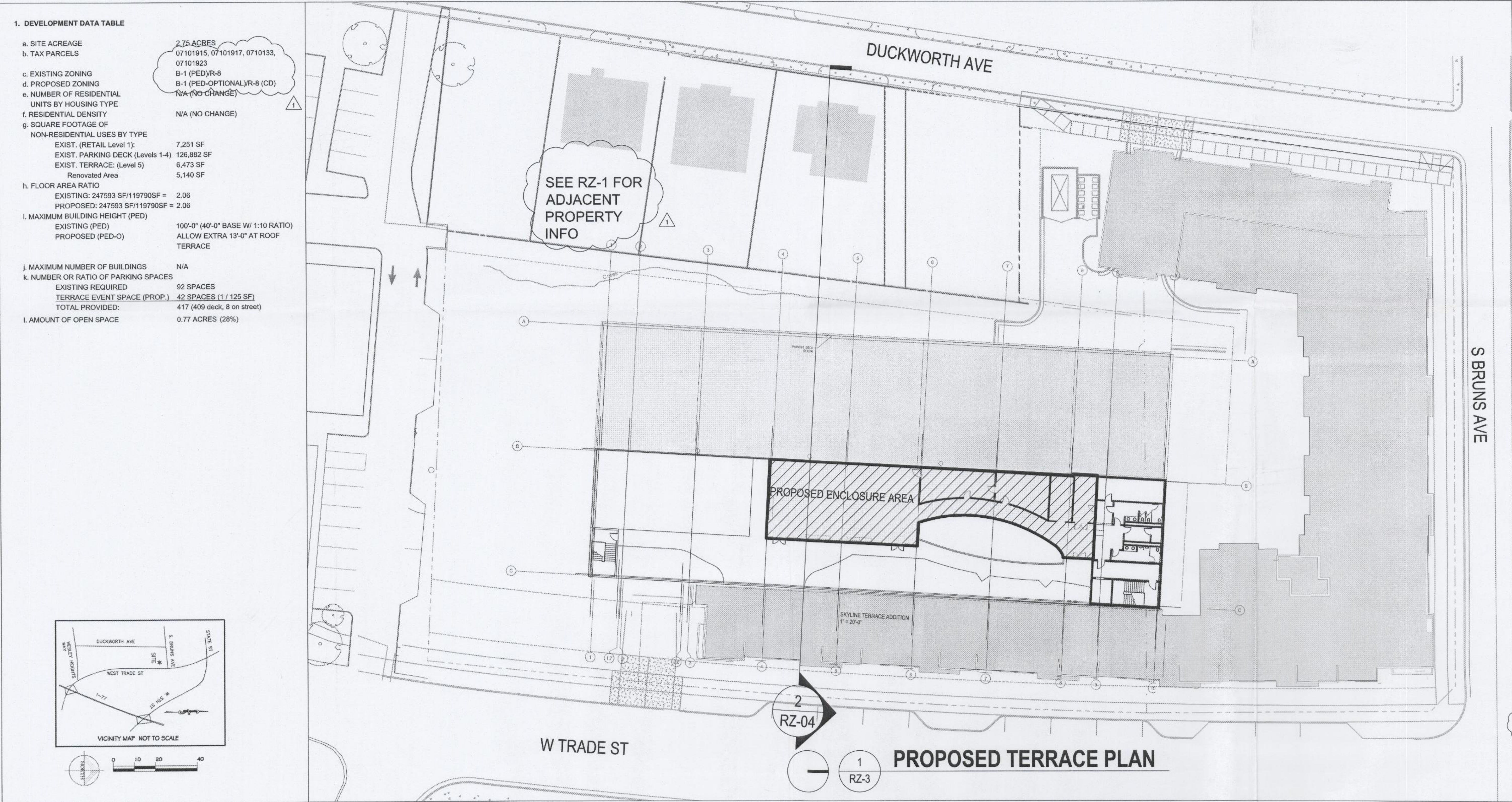
Petition #2016-002

EXISTING PLAN

ISSUE DATE	September 28, 2015
CHECKED	JDM
SHEET BY	GTB
PROJECT NUMBER	NC 13-001

RZ-2

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FEB 15 2016



Skyline Terrace
Renovation

REV. 1 DATE 12-18-2015
REV. 2 DATE
REV. 3 DATE
REV. 4 DATE
REV. 5 DATE
REV. 6 DATE
REV. 7 DATE
REV. 8 DATE

Rezoning Documents

Petition #2016-002

TECHNICAL
DATA SHEET/PLAN

ISSUE DATE September 28, 2015
CHECKED JDM
SHEET BY GTB
PROJECT NUMBER NC 13-001
RZ-3

2. GENERAL PROVISIONS

- a. UNLESS OTHER STANDARDS ARE ESTABLISHED BY THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE B-1 (PED OVERLAY) ZONING DISTRICT SHALL BE FOLLOWED IN CONNECTION WITH THE DEVELOPMENT TAKING PLACE ON THE SITE DEPICTED ON THIS REZONING PLAN.
- b. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL

3. OPTIONAL PROVISIONS

- a. PED-O FOR HEIGHT - TO REQUEST AN ADDITIONAL 13'-0" OF HEIGHT IN ORDER TO ENCLOSE A PORTION OF THE EXISTING ROOF TERRACE ON TOP OF THE PARKING DECK

4. PERMITTED USES

- a. THE DEVELOPMENT PARCEL WILL CONFORM TO B-1 (PED) DISTRICT ALLOWABLE USES.

5. TRANSPORTATION

- a. PARKING WILL BE PROVIDED (EXISTING PARKING DECK) WHICH WILL MEET OR EXCEED THE STANDARDS OF THE ZONING ORDINANCE.

6. ARCHITECTURAL STANDARDS

- a. THE BUILDING MATERIALS USED ON THE BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: METAL PANEL, GLASS, BRICK, STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/ RAILINGS.
- b. THE ATTACHED ILLUSTRATIVE BUILDING SECTION AND 3D MASSING VIEW ARE INCLUDED TO REFLECT THE BUILDING SCALE. THE INTENT OF THE MATERIAL SELECTION IS TO MATCH THE CHARACTER OF THE EXISTING DEVELOPMENT.
- c. NO EXPANSE OF SOLID WALL WILL EXCEED 20'-0" IN LENGTH.
- d. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND VIEW OF ADJACENT PROPERTIES AT GRADE.

7. STREETScape AND LANDSCAPING

- a. EXISTING BUFFER AREAS WILL REMAIN AND BE MAINTAINED. ADDITIONAL BUFFER AREAS REQUIRED BY THE ZONING ORDINANCE WILL BE DEVELOPED IN ACCORDANCE WITH SECT. 12.302.
- b. EXISTING SCREENING WILL REMAIN AND BE MAINTAINED. ADDITIONAL REQUIRED SCREENING WILL CONFIRM TO THE APPLICABLE STANDARDS OF SECT. 12.303 OF THE ZONING ORDINANCE.

8. ENVIRONMENTAL FEATURES

- a. EXISTING CONTROLS WILL REMAIN IN PLACE. THERE HAS BEEN NO CHANGE IN TOTAL PROJECT SQUARE FOOTAGE OR DEVELOPED AREA
- b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE IF APPLICABLE.
- c. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

9. PARKS, GREENWAYS & OPEN SPACE

- a. THERE HAS BEEN NO CHANGE IN TOTAL PROJECT SQUARE FOOTAGE OR DEVELOPED AREA.
- b. CONNECTIONS TO PARK OR GREENWAYS ARE NOT APPLICABLE.
- c. OPEN SPACE SHALL COMPLY WITH ORDINANCE.

10. FIRE PROTECTION

- a. NOT APPLICABLE. REMAINS AS APPROVED IN EXISTING DEVELOPMENT

11. SIGNAGE

- a. SIGNAGE WILL BE PROVIDED PER THE ORDINANCE.

12. LIGHTING

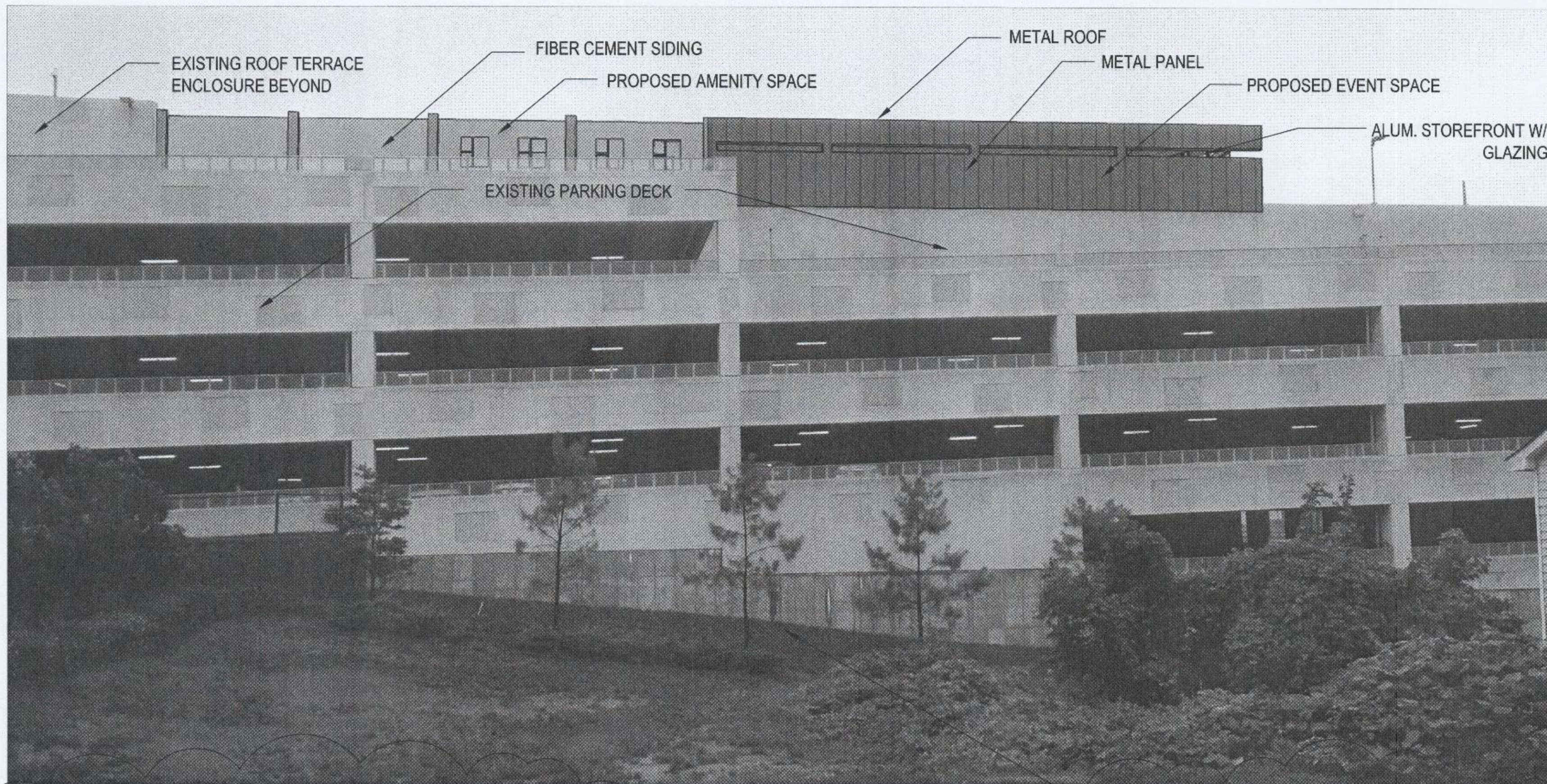
- a. EXISTING LIGHTING MEETS THE ORDINANCE.
- b. ANY NEW INTERNAL LIGHTING AS PRESCRIBED BY THE ORDINANCE.

13. PHASING

- a. NOT APPLICABLE.

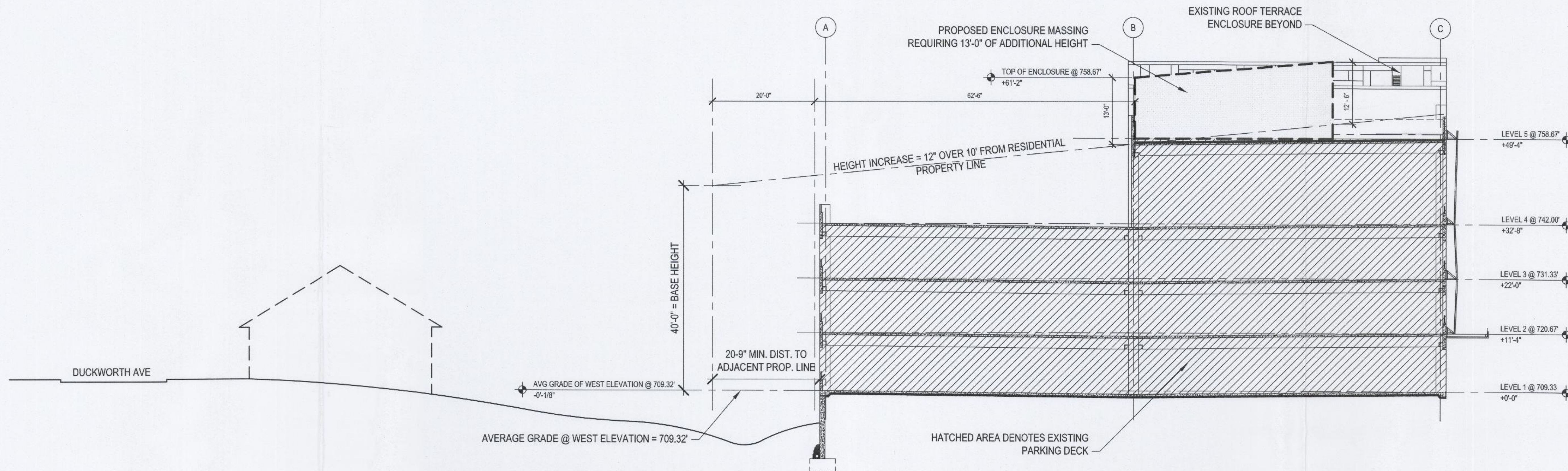
14. OTHER

- a. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", OR "PETITIONER" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.



1
RZ-4
VIEW FROM DUCKWORTH AVE

1
ENHANCE PLANTING IN BUFFER TO MEET ORIGINAL CITY APPROVED DESIGN INTENT (SEE RZ-01)



2
RZ-4
SITE SECTION WITH PROPOSED TERRACE RENOVATION
SCALE: 3/32" = 1'-0"

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Renovation

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REV. 7 DATE

REV. 8 DATE

Rezoning Documents

Petition #2016-002

TECHNICAL DATA
SHEET /
DEVELOPMENT NOTES

ISSUE DATE September 28, 2015

CHECKED JDM

SHEET BY GTB

PROJECT NUMBER NC 13-001

RZ-4