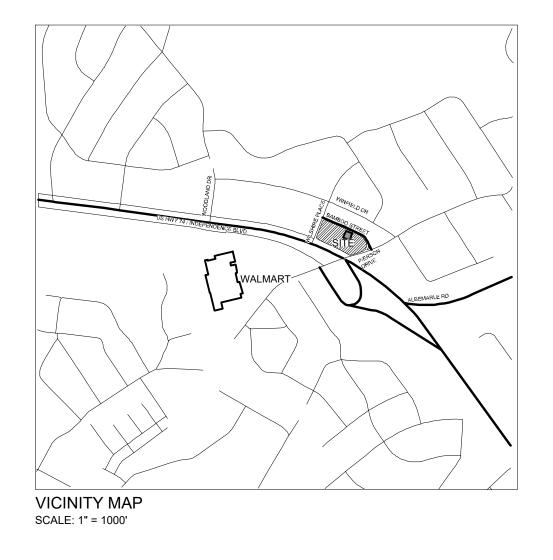


- ADJACENT OWNERSHIP LISTINGS*
- EXECUTIVE BUILDING COMPANY LLC Tax # 13110116 Zoning: B-2 Existing Use: Vacant Lot
- RICHARD AND RITA GUINEY Tax # 13110101 Zoning: R-22MF
- Existing Use: Single Family 3. BRIAN AND KATHY COSTANZA Tax # 13111109 Zoning: R-4 Existing Use: Single Family
- 4. GEORGE ZELECKI AND MARY JOAN Tax # 13111108 Zoning: R-4
- Existing Use: Single Family 5. ROBERT AND KIM KALOUSEK Tax # 13111106 Zoning: R-4
- Existing Use: Single Family 6. JAMES AND ELIZABETH MATTHEWS Tax # 13111107 Zoning: R-4 Existing Use: Single Family
- 7. TRACY PERREAULT Tax # 13111105 Zoning: R-4 Existing Use: Single Family
- 8. MESFEN B TESFAGABIR Tax # 13111104
- Zoning: R-4 Existing Use: Single Family

- 9. HELMS RENTAL LLC Tax # 13111103 Zoning: R-4 Existing Use: Single Family
- 10. JAMES WINKLE Tax # 13111102 Zoning: R-4 Existing Use: Single Family
- 11. CHARLOTTE LP ADAMS OUTDOOR ADVERTISING Tax # 13113330
- Zoning: B-2 Existing Use: Open Storage Lot 12. UHAUL REAL ESTATE CO. Tax # 13113331
- Zoning: B-2 Existing Use: Open Storage Lot

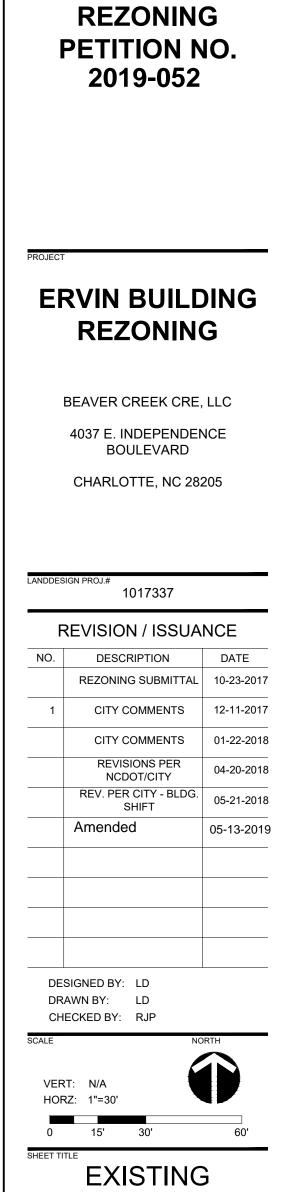


SITE	INFORMATION

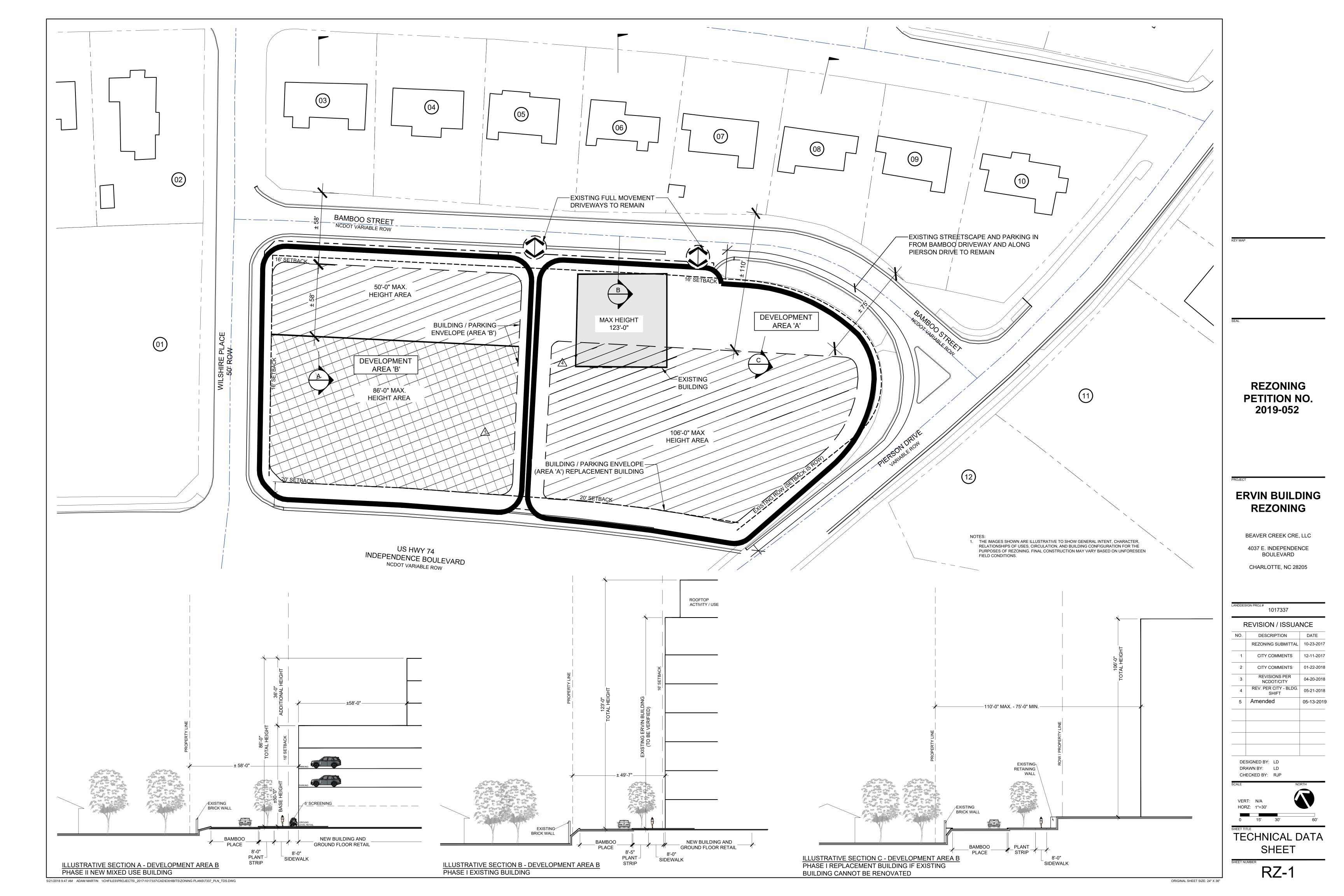
2.11 ACRES (+/- 91,911.60 SQFT)
13111112, 13111110, 13111101
MUDD-O
VACANT STRUCTURES: RETAIL,
OFFICE AND PARKING
The Ervin Building LLC
136 Main Street
Pineville, NC 28134
MUDD-O (SPA)
F

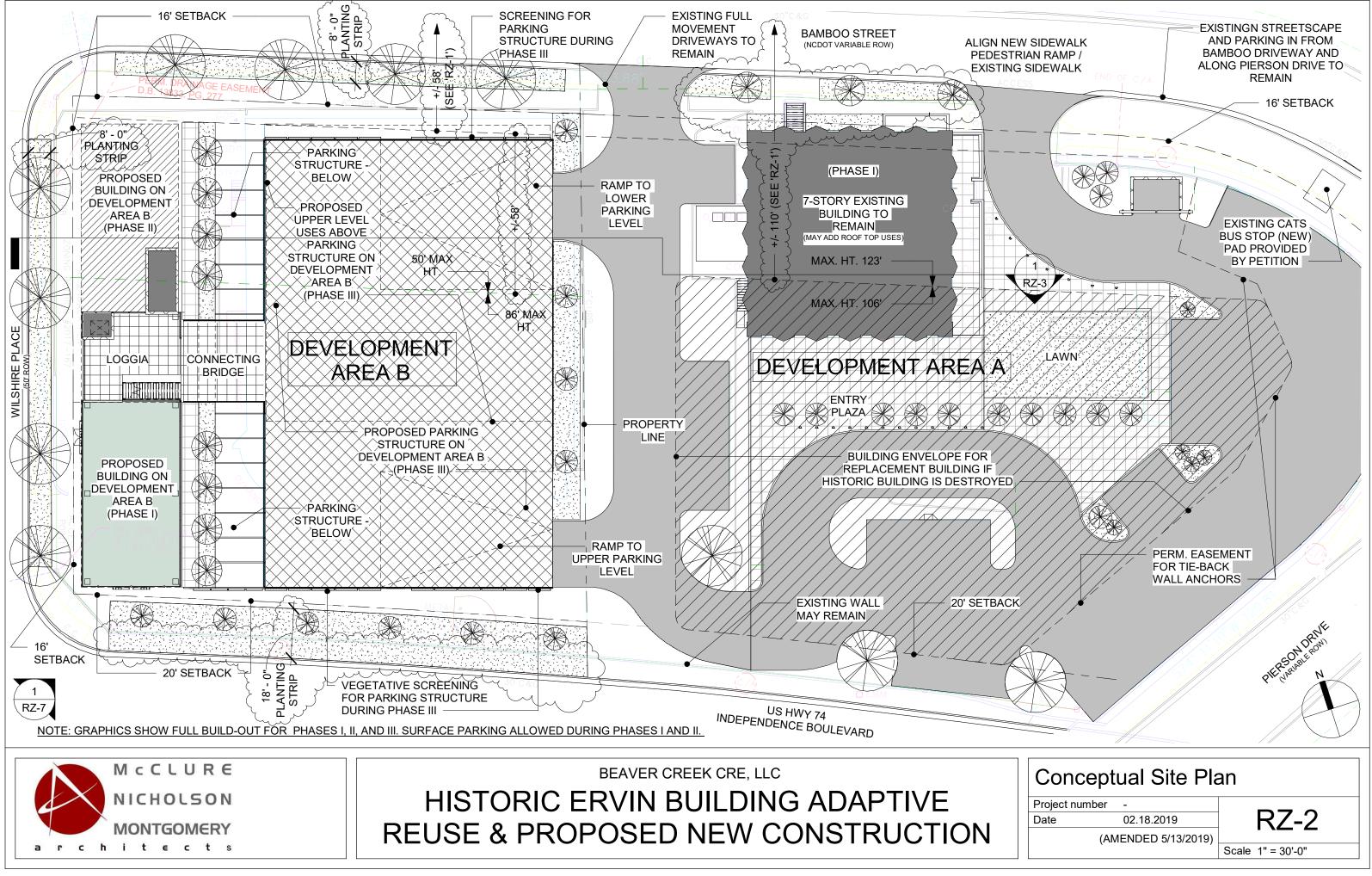
See Sheet RZ-3 for Site Development Data

NOTES: EXISTING CONDITION PLAN DERIVED FROM VARYING SOURCES (I.E. MULTIPLE SURVEYS, GIS, AERIAL RECONNAISSANCE, AND SITE OBSERVATIONS). ACTUAL SITE AND/OR CONTEXT CONDITIONS MAY VARY. TO THE FULL KNOWLEDGE OF THE PETITIONER ALL KNOWN EXISTING EASEMENTS AND ROW RESERVATIONS ARE SHOWN.



CONDITIONS SHEET NUMBER RZ-0





5/13/2019 12:42:40



Beaver Creek CRE LLC Decidented Standards (Max 10, 2019 Rezoning Petition No. 2019 (52 - STFE PLAN AMENDMENT) Site Development Data:

--Acreage: ± 2.11 acres --Tax Parcel #: 131-111-12; 131-111-10 & 131-111-01 -- Fax Farcer #: 131-11-12, 131-11-1 -- Existing Zoning: MUDD-O -- Proposed Zoning: MUDD-O (SPA) -- Existing Uses: Vacant/abandoned con

-Proposed Uses: Uses permitted by right and under prescribe ccessory uses, as allowed in the MUDD-O zoning district and/or the

who we have a set of the set o Development Area a from Development Area B if the existing building is destinged at learning the set of the learning the set of the distance of the set of

um Building Height: The height of the existing building with to a total height not to exceed 123 feet (see Optional Provision in 5 existing building is destroyed the replacement building may not 106 feet and must be located within the building envelope depicted to be constructed within Development Area B will not exceed a n 50 feet at the building setback along Bamboo Stree ag stepped back from Bamboo Street in the manner leight to be measured as required by the Ordinance. Parking: Parking will be provided as required by the Ordin

General Provisions:

Rections: These Development Standards form a part of the Recogning Plan with the Recogning Detailed Field Westwer Crede CHE LLC ("Photoirus) module: the relevolyment of certain hald and improvements therease constraints instruct, 211 arcs: Boested at the intersection of Hwy 74 (Independence Birds) and Drive (the "<u>Site</u>") to permit a new mixed use development. It is understood that the Site wor (2) Development Arcss, name," <u>Development Arcs</u> in any Development Arcs, and the "<u>Development Arcs</u> in any Bereiling development <u>Arcs</u>" or collectively as the "<u>Development Arcs</u> agreently deviced on the Recogning Plan.

Zoning Districts/Ordinance. Development of the Site will be governed by the ng Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance rdinance") for MUDD-0 district. Unless the Rezoning Plan establishes more stringent

Graphics and Alterations. The schematic depictions of the uses, parking is, structures and buildings, building elevations, driveways, streets, and Bas, anteruters and buildings, building elevations, driveways, stretck, and common nutures and site cleaneus (solicitivity the "Development. The second stretch and stretch and

d. Number of Buildings Principal and Accessage. The total number of principal buildings to be developed on the Site shall not exceedpoint (4) generated, however, the building of the Development are plotted in averal plattice in a const plattic long as they are attached in some manner whether by wall, enclosed arch/l structure. Accessory buildings and structures located on the Site shall not limitation on the number of buildings on the Site. Accessory buildings and

Planned/Unified Development: The first shall be viewed as a planned/mitiged parabolic shall be used on the start of the stress period of the start start of the start mests, and other start of the mests and other Development/Site Elements located within the Site. Furthermore, the era moder start of the participant of the start of access or user of the pertison of the Section of the studied in which the Development Areas and enserve the right to studied within the Development Areas and without regard to any such internal expressly as from and FAR requirements, provided, however, long the extricit boundary of the Site and those expressly describe a different for the Site and these expressly described the strength of the site and the section of the site and these expressly described the site and these expressions access the site access

Personal Services. The terms "personal service uses" and/or "personal service cr capitalized or not) will mean and refer to uses that primarily provide or sell a service reversus the selling of goods. A personal service use may also sell products indised but he sale of products and merchandise is typically ancillary. Examples a Bervice uses include but are not limited to beauty alsons and harder shops, Spas, Yoy rerise studios, fitness and wellness facilities, nal salons, martial art training studio sen and or cleaning stabilishments, lockomish, futural hones and the like.

EDEE Uses. References to the term "EDEE" shall mean "Eating Di stablishments" as defined in the Ordinance and shall inclu stablishments" as defined in the Ordinance and shall inclu stablishments. A "Limited Service Restaurant" or "limite-ized or not) shall mean a restaurant with no more than 3,00 ug primarily items such as coffee, ice cream, yogurt, juice thes and similar foods that do not require on-premise coo ods that do not require on pro-ixed dough), together with associated a

Gross Floor Area. When determining the maximum development levels set forth in zoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or ed parking facilities (including, without linearing, corridors and elevators within such s), enclosed loading dock/service area (and unheated prezeway connectors.

Optional Provisions.

The following Optional Provisions shall apply to the Site:

Height of Existing Building within Development Area A. The height of the existing located on Development Area A may be increased up to a total building height of 123

ent Area B Specialty Signage. Within Development Area B, to allow t in overng understood that such signage may conjugate tecroning Plan ("Specially interface may see sell only use surface areas for the areas for total aggregate maximum pare totage of 2,175 square feet, or (ii) if removed and the second secon

a connection with the Specialty Signage, the following additional requirements shall apply:

c) Petitioner shall explore the incorporation of solar panels or some other alternative energy source as part of the building improvements upon which the Specialty Signage is placed within Development Area B to support efficient power supply for the Specialty Signage, and if feasible to incorporate some material level of such alternative energy source: and

(q) the Specialty Signage will not become operable until issuance of the certificate occupancy for the renovated existing building within Development Area A.

McCLURE

NICHOLSON

MONTGOMERY

architects

Detached Ground Mounted Signs. To allow one detached ground mounted sign alon dence Boulevard with a maximum height of 20 feet and containing up to 150 square for area and to allow one detached ground mounted sign along each of the other publi Wilshire. Bamboo, and Pierson) in accordance with MUDD permited dimensions an

Parking/Maneuvering on Development Area A. To allow parking and maneuvering in the building on Development Area Area Area Information Reputered Banhoo Stroet and Disaskand between Wilshine place and portions Development Area B prior to full

Building Meterials Generally. The building materia lopment Area Awill be a combination of portions of to precast concrete synthesis then, semanticity for the words but any replacement building as described h

terials elass, wrick, synthetic bri anatise flexk. The use of decorr tured Parking Deck. Parking w of narked cars from adjacent

anothing to the behavior of the second and associated materials, more in keeping with the conceptual elevations set forth on the Vinyl or aluminum as a building material may only be used or indicated and the second seco

fecorative architectural lowers or screening material on facades facing public streets. Mes is pair of the parking deck structure. Building materials associated with facades on parking

shall include installation of active use space along the building (Wilding Place for a summary of Nitty proting (60%) of order form build-out but less in connection with early phases which may include of the building contact the connect of Arthone Diversity include

a building on stone, precast

New building fincales fronting Wilshire Place or Bamboo Street on Development Area B for the Phase II and Phase III development shall include a combination of windows and operated doors for a minimum of 80% of each frontage develues transparent glass between 2° and 10° on the first floot. Up to 10% of this requirement may be comprised of display unidows. These display windows maintain a minimum of 3° of clear depth between window and rear wall. Windows within this zone dall not be screened by find, leackla, and ther manual the star-tistic date of the screened by the

s of first/ground floor of new buildings along streets shall in of 20% of materials such as glass brick, stone and pre-cast.

iew building elevations shall not have expanses of blank walls greater than 20 feet a all directions and architectural features such as but to limited to banding. necessors and architectural reatures such as but to limited to banding, ns or design features or materials will be provided to avoid a sterile, lated blank treatment of such walls

unanceutate transmission of such walls New building elevations shall be designed with vertical bays or articulated architerural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recreases), columns, plusters, change in materials or colors, awnings, areades, or other architectural lements.

applicable to surface parking) of 20 feet alon kisting back of curb. A 16 foot setback as me long Wilshire Place and Bamboo Street. Th

DEVELOPMENT

EXISTING

ERVIN

BUILDING

AREAS

LINE

ight-of-way line (the width of the right-of-on the Rezoning Plan.

a. The Petitioner will provide a sidewalk network that links each building on the Site to the sidewalk-sidewalk will be a sidewalk network in the manner generally depicted on Sheet R2-2 and objective on the Reconing Plan. The minimum width for these internal midewalks with Eve (5) reft.

The Petitioner will close, cover, or remove the existing stairs along Baml the existing basement of the building, if not required to be an egress poi

ROOFTOP USES

USES

USES

USES

USES

USES

USES

GROUND FLOOR

BASEMENT

DEVELOPMENT AREA A

BEAVER CREEK CRE, LLC

HISTORIC ERVIN BUILDING ADAPTIVE

REUSE & PROPOSED NEW CONSTRUCTION

Streetscape and Screening:

d. Meter banks will be screened from view from adjacent public streets at grade. H and related mechanical equipment will be screened from public view at grade.

g. Servening of the surface parking areas associated with Phashall be a four (4) foot mature height evergreen hedge as general Plan. The proposed screening may be located within the setback along Independence Boulevard, Prierosn Drive and a portion of Bas as generally depicted on the Rezoning Plan, approval by NCODI interaction of the the resoning Plan, approval by SCODI interactions and the first set and the set of the se

b. Detached lighting on the Site will be limited to 26 feet in heigh

The Petitioner shall comply with the Charlotte City Council appro-action Ordinance.

Signage as allowed by the MUDD-O zoning district in the MUDD-O Area may be ded and as allowed in the MUDD-O Optional Provisions set forth above.

a. All new detached and attached lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

c. Subject to the approval of NCDOT the Petitioner will install street lights along Bamboo Street prior to the issuance of a certificate of occupancy for the existing building within Development Area A or the first new building constructed on the Site.

n. Future amendments to the Rezoning Plan (which includes these Developmen standards) may be applied for by the then Owner or Owners of the portion of the Developmen trea (or subdivision thereof) affected by such amendment in accordance with the provisions or Juster 6 of the Ordinance.

If this Rezoning Petition is approved, all conditions applicable to the developm e imposed under the Rezoning Plan will, unless amended in the manner provided finance, be binding upon and inure to the benefit of the Petitioner and subsequent site and their respective heirs, devisee, personal representatives, successors in into

PROPOSED UPPER

LEVEL USES ABOVE

PARKING

STRUCTURE ON

DEVELOPMENT

AREA B

(PHASE III)

BEYOND

USES

- MECHANICAL -

7. Environmental Feature

8. Signage:

9. Lighting:

b. The Site will comply with the Tree Or

10. Amendments to the Rezoning Plan:

11. Binding Effect of the Rezoning Application:

Above-ground backflow preventers will be screened from public view and will be outside of the required setbacks.

Sper Dizyofand between Wildhire place and portions Development Area 18 prore to nu velopment of this area. **Parking/Maneuvering on Development Area** B. To allow surface parking and meuvering within Development Area B without regard to building locations or existence of thildings on the Site and as generally depicted on the Recomb pln until such times "Phase II Development" Area B without regard to building between the building and adjacent public strest on Development Area B transmitted in the mean stress of the strest of the depicted on the Recomb pln until such times "Phase II Development" takes place on Development Area B transmitted in the strest on Development Area B and adjacent public strest on Development Area B transmitted in the strest on Development Area B and adjacent public strest on Development the loading to explore the presenting automate that extransition to improve the dwith Phase III development of Development Area B, or the building portion ted with earlier Phase I and Phase II as to such building portions, as described on t ng Plan. For clarity, once a portion of the building to be located on Development Area

Streetscape Optional Provisions. To not require a sidewalk nor planting strip alor Site's frontage with Independence Boulevard, and to allow the existing streetscape located ng Pierson Drive and that portion of Bamboo near Pierson Drive as shown on the Rezoning

iote: The optional provisions regarding signs are additions/modifications to the standards for igns on the Site and are to be used with the remainder of MUDD standards for signs not

3. Permitted Uses & Development Area Limitation:

Development Area A. Subject to and including the provisions set forth in Section 3 (including for instance transfer and conversion rights), Development Area A may be ded for up to 45,000 square feet of gross floor area of uses (see definition of gross floor ove) allowed in the MUDD-O zoning district, together with accessory uses as allowed in ne MUDD-O zoning district and per the Optional Provisions of Section 2 abo

ition, in the event the existing building is destroyed by fire or othe In addition, in the event the existing business of semi-rebuilding the existing building is imparcial of cost prohibitive, a replacement building may be constructed in lies of the existing building within the building envelope generally depicted on Shert RZ-1 is not event, the total square footage alowed within Development Area may be increased by 30,000 square feet of gross floor area to a total of 75,000 square feet of gross floor area of uses allowed within Development Area A (netdom), without limitation, the Roofford Active Uses), and the permitted square footage within Development Area B reduced accordingly so that the total square footage of the Site shall not exceed 102,000 square feet of gross floor

(a) Or used for tetain, ELLE: Of Personal Services uses (excluding such uses decrined accessory) office uses on Development Area A); such 6,000 square feet of gross long area limitation hall include roofbop active uses (the "<u>Roofbop Active Uses</u>") such as EDEE uses and similar ses occupying up to but not exceeding 4,500 square feet of area (enclosed or open air) on or ses occupying up to but not exceeding 4,500 square feet of area (encloseou or open ear the roof of the building within Development Area A (the <u>"Rooflop Activity Area</u>" uch uses located within the remainder of the building. The Rooflop Activity Area lesigned with opaque wall or similar barrier located along the side of the building direc h opaque wall or similar barrier located along the side of the building we and shall have hours of operation of no later than 11:00 P.M. E.S.T

Development Area B. Development Area B may be developed with up to 57,000 autor Development Area B. Development of gross floor area ubweyl allowed in the uncertainty of gross floor area of the definition of gross floor area ubweyl allowed worked, however, which and the trendeca da decorbiding is Section 3. – Hurthermere, no more than 12,000 square field or tetail, IDEE or Personal Services uses (excluding such uses fleend accessive) to office uses on Development Area B juha lbe permitted on Development

Phased Development of Development Area B. As generally depicted on Shee R2-opment Area B is contemplated to be developed in three (3) phases, the first such Phase I opment to reflect demolition of the existing building on Development Area B and the ment thereof with the new building at the corner of Wilshire Place and Independence and which is crueded to contain promitting uses and the Security Existing allowand the Security Existing and the Security Exis sourcervan winch is expected to contain permitted uses and the Specially Signap utrike parking that may serve uses on the Site; the second being Phase II De effect permitted uses and a continuation of the building along Wilshine Place along arking; and at third plase with permitted uses and associated structured parking is enabled of Development Area B. Certain screening improvements and la scribble bleow in Section 5 et allable installed on Development Area B prior to

Renovation of Existing Building & Construction of Building Addition on hereiopment Area A. Development Area A shall be redeveloped in a manner that renovates the existing building located on Development Area A.

Conversion of Commercial Uses to Hotel Rooms on Development Area A. Hotel may be developed within Development Area A by converting commercial uses (e.g. et al. IDEE and Personal Services uses) into heled rooms at the rate of 300 square feet of loor area of such commercial uses so converted for one (1) hotel room added, up to a um of 100 hotel rooms so converted.

Records of Entitlement & Transfers/Conversions; Administrative Amendments. to any transfericonversion of confidement pursuant to subsections 3.a. and f. above, how request shall provide to the Phaning Department as written request for such ervicences and updated critificment summary for development. Furthermore, suite of such conversions shall be evidenced by an administrative site plan amendment.

4. Access & Transportation/Ped Improvements

Access to the Site will be from Bamboo Street in the manner generally depicted on th Rezoning Plan.

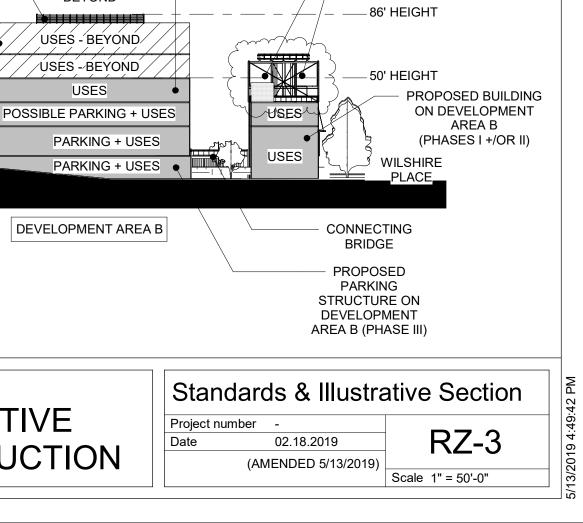
The Petitioner will install a left-turn lane from Pierson Drive onto Bamboo Street as enerally depicted on the Rezoning Plan; provided, however, such left-turn lane will be created yr e-stripping the existing pavement on Pierson Drive and shall not be required if it cannot be complished in this manner.

he Petitioner will convert the existing monolithic concrete island at the intersection Street and Pierson Drive to also serve as pedestrian refuge island while still izing traffic as currently does. The existing accessible ramps on Bamboo would be 1 to coincide with the redesigned monolithic concrete island and the new pedestrian

Ausge sMBB. d. Streetscape improvements along Wildhire Place, Independence Bird and Bambos Place will be installed in the manner generally beforeful Stock and E2-2 place Bird and Bambos Place providence of accentration of the source of t

proposed transportation improvements shall be approved and c the first certificate of occupancy for the Site. The Petitioner m its not completed at the time the time the first certificate of occ

Petitioner will submit a Technical Transportation Memo to NCDOT and CDOT during ing (or such other time acceptable to NCDOT) and any transportation improvements cally identified will be undertaken by Petitioner at such time acceptable to NCDOT.



FACE OF LED

BEYOND

NOT VISIBLE

FROM BAMBOO

STREET

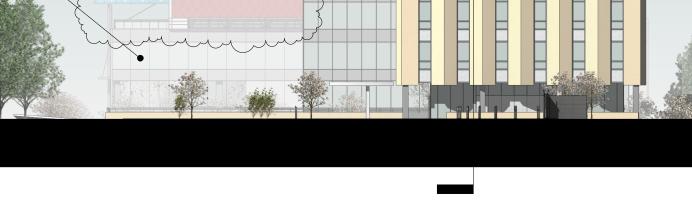


BEAVER CREEK CRE, LLC

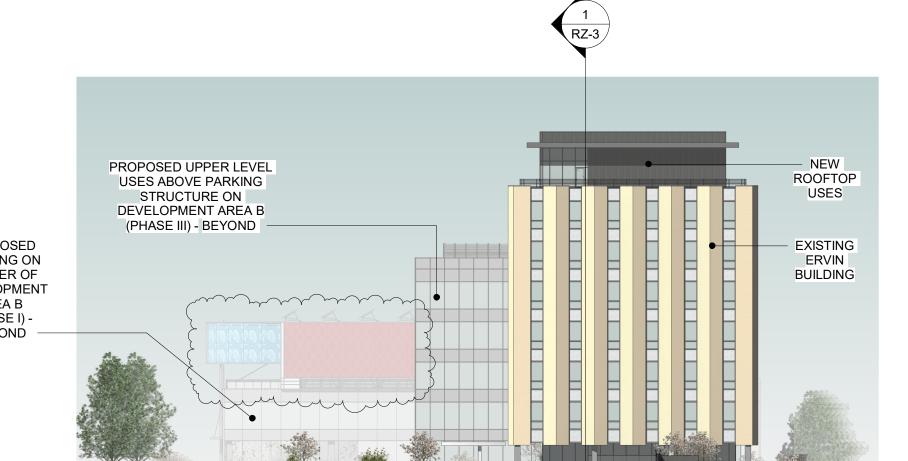
VIEW OF SITE FROM PIERSON DRIVE

NOTE: GRAPHICS DEPICT CONCEPTUAL ELEVATION UPON FULL BUILD-OUT TO INCLUDE PHASES I, II, AND III; ACTUAL ELEVATION MAY VARY FROM ABOVE AS LONG AS OVERALL DESIGN INTENT IS MAINTAINED.

NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.



PROPOSED BUILDING ON CORNER OF DEVELOPMENT AREA B (PHASE I) -BEYOND —



Administrative Site Plan Amendment

FEBRUARY 18, 2019 (AMENDED 5/13/2019)

REZONING PETITION NO. 2019-052

> ERVIN BUILDING REZONING

BEAVER CREEK CRE, LLC 4037 E. INDEPENDENCE BLVD. CHARLOTTE, NC 28205

Illustrative East Elevation				
Project nui	mber -			
Date	02.18.2019	RZ-4		
	(AMENDED 5/13/2019)			
	· · · · · · · · · · · · · · · · · · ·	Scale 1" = 30'-0"		

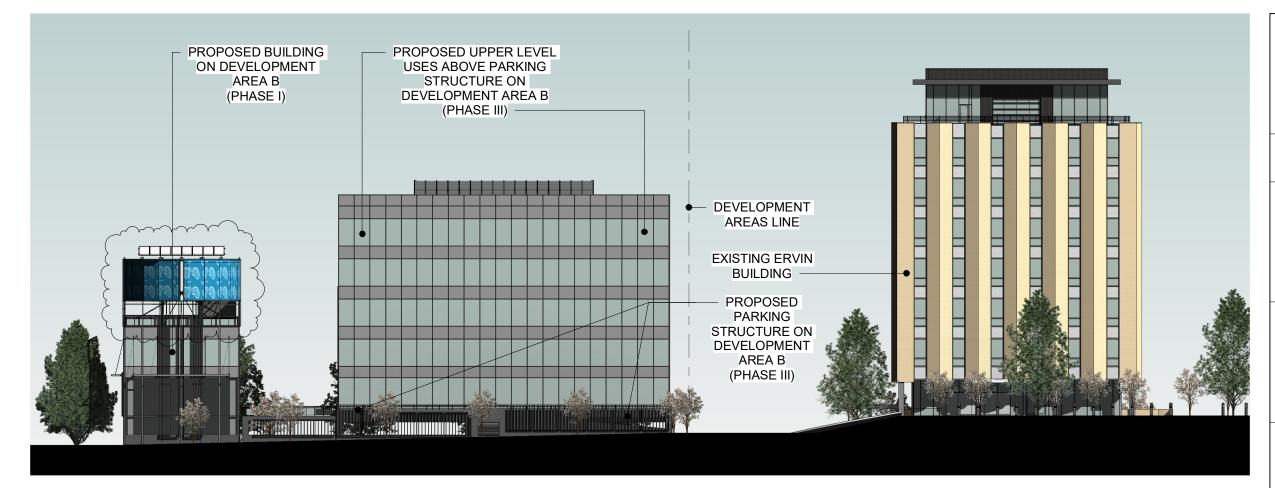


BEAVER CREEK CRE, LLC

NOTE: GRAPHICS DEPICT CONCEPTUAL ELEVATION UPON FULL BUILD-OUT TO INCLUDE PHASES I, II, AND III; ACTUAL ELEVATION MAY VARY FROM ABOVE AS LONG AS OVERALL DESIGN INTENT IS MAINTAINED.

NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.

VIEW FROM INDEPENDENCE BLVD.



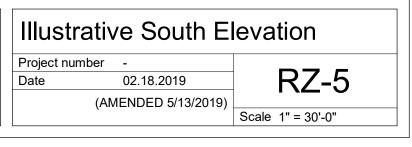
Administrative Site Plan Amendment

FEBRUARY 18, 2019 (AMENDED 5/13/2019)

REZONING PETITION NO. 2019-052

> ERVIN BUILDING REZONING

BEAVER CREEK CRE, LLC 4037 E. INDEPENDENCE BLVD. CHARLOTTE, NC 28205



5/13/2019 12:43:27 PM



BEAVER CREEK CRE, LLC

NOTE: GRAPHICS DEPICT CONCEPTUAL ELEVATION UPON FULL BUILD-OUT TO INCLUDE PHASES I, II, AND III; ACTUAL ELEVATION MAY VARY FROM ABOVE AS LONG AS OVERALL DESIGN INTENT IS MAINTAINED.

NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.



PROPOSED BUILDING ON DEVELOPMENT AREA B (PHASE I)

— Loggia

Administrative Site Plan Amendment

FEBRUARY 18, 2019 (AMENDED 5/13/2019)

REZONING PETITION NO. 2019-052

> ERVIN BUILDING REZONING

BEAVER CREEK CRE, LLC 4037 E. INDEPENDENCE BLVD. CHARLOTTE, NC 28205

Illustrative West Elevation			
Project nur	nber -		
Date	02.18.2019	RZ-6	
	(AMENDED 5/13/2019)		
	(, , , , , , , , , , , , , , , , , , ,	Scale 1" = 30'-0"	

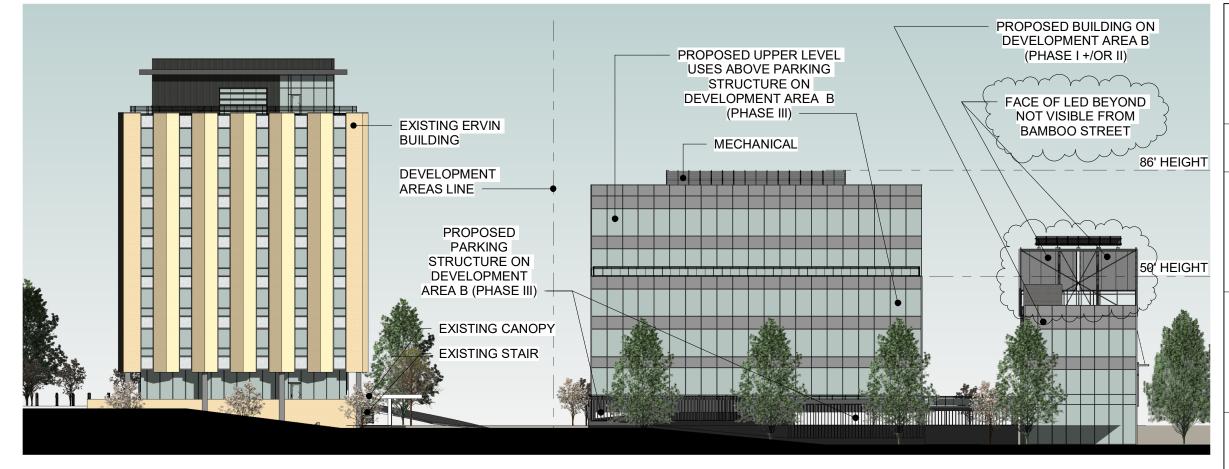


BEAVER CREEK CRE, LLC

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NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.

VIEW FROM BAMBOO STREET



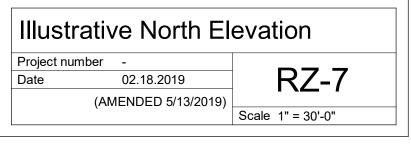
Administrative Site Plan Amendment

FEBRUARY 18, 2019 (AMENDED 5/13/2019)

REZONING PETITION NO. 2019-052

> ERVIN BUILDING REZONING

BEAVER CREEK CRE, LLC 4037 E. INDEPENDENCE BLVD. CHARLOTTE, NC 28205



5/13/2019 12:43:43 PM



BEAVER CREEK CRE, LLC HISTORIC ERVIN BUILDING ADAPTIVE REUSE & PROPOSED NEW CONSTRUCTION

NOTE: GRAPHICS DEPICT CONCEPTUAL ELEVATION UPON FULL BUILD-OUT TO INCLUDE PHASES I, II, AND III; ACTUAL ELEVATION MAY VARY FROM ABOVE AS LONG AS OVERALL DESIGN INTENT IS MAINTAINED.

NOTE: GRAPHICS SHOW FULL BUILD-OUT FOR PHASES I, II, AND III. SURFACE PARKING ALLOWED DURING PHASES I AND II.

