

KEY MAP

SEAL

REZONING
PETITION NO.
2019-052

PROJECT

ERVIN BUILDING
REZONING

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

LANDDESIGN PROJ.# 1017337

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	REZONING SUBMITTAL	10-23-2017
1	CITY COMMENTS	12-11-2017
	CITY COMMENTS	01-22-2018
	REVISIONS PER NCDOT/CITY	04-20-2018
	REV. PER CITY - BLDG. SHIFT	05-21-2018
	Amended	05-13-2019
6	AMENDED	06-21-2019

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: RJP

SCALE

VERT: N/A
HORZ: 1"=30'

SHEET TITLE

EXISTING
CONDITIONS

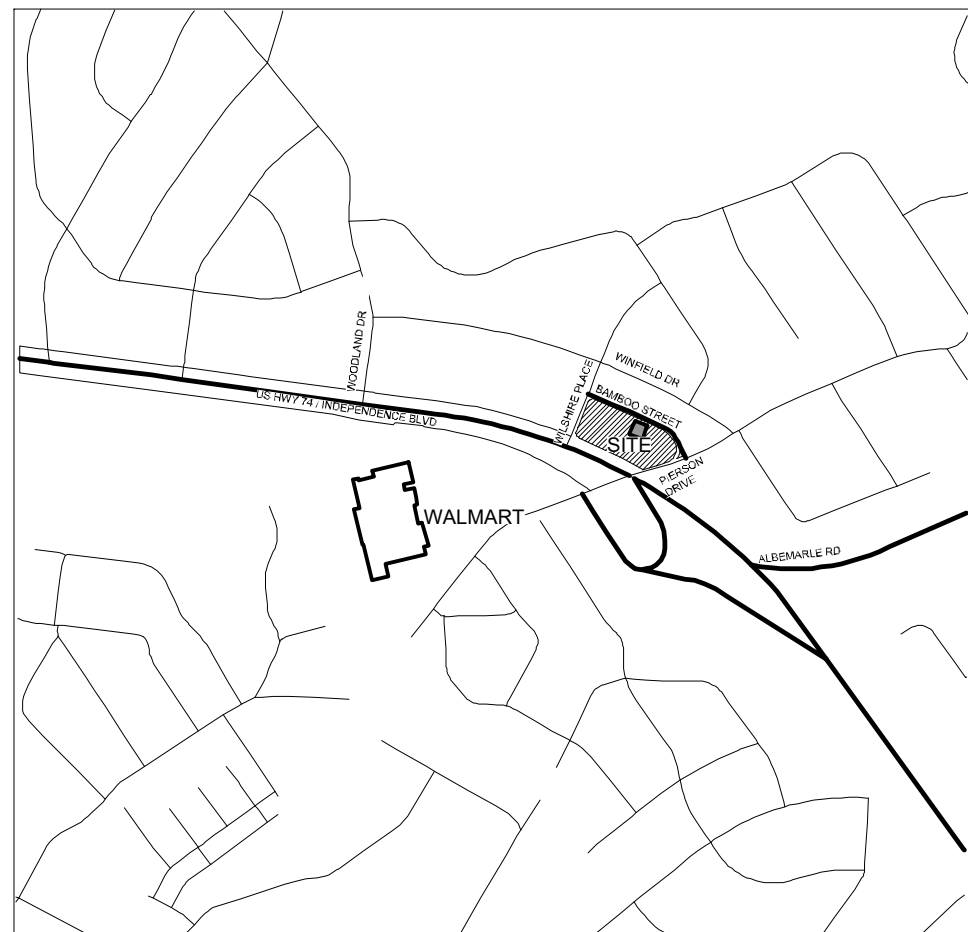
SHEET NUMBER

RZ-0



ADJACENT OWNERSHIP LISTINGS*

- | | |
|---|---|
| 1. EXECUTIVE BUILDING COMPANY LLC
Tax # 13110116
Zoning: B-2
Existing Use: Vacant Lot | 9. HELMS RENTAL LLC
Tax # 13111103
Zoning: R-4
Existing Use: Single Family |
| 2. RICHARD AND RITA GUINEY
Tax # 13110101
Zoning: R-22MF
Existing Use: Single Family | 10. JAMES WINKLE
Tax # 13111102
Zoning: R-4
Existing Use: Single Family |
| 3. BRIAN AND KATHY COSTANZA
Tax # 13111109
Zoning: R-4
Existing Use: Single Family | 11. CHARLOTTE LP ADAMS OUTDOOR ADVERTISING
Tax # 13113330
Zoning: B-2
Existing Use: Open Storage Lot |
| 4. GEORGE ZELECKI AND MARY JOAN
Tax # 13111108
Zoning: R-4
Existing Use: Single Family | 12. UHAUL REAL ESTATE CO.
Tax # 13113331
Zoning: B-2
Existing Use: Open Storage Lot |
| 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 | |



VICINITY MAP
SCALE: 1" = 1000'

SITE INFORMATION

SITE AREA	2.11 ACRES (+/- 91,911.60' SQFT)
TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED	13111112, 13111110, 13111101
EXISTING ZONING	MUDD-O
EXISTING USES	VACANT STRUCTURES: RETAIL, OFFICE AND PARKING
PROPERTY OWNERS	The Ervin Building LLC 136 Main Street Pineville, NC 28134
Proposed Zoning	MUDD-O (SPA)

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.

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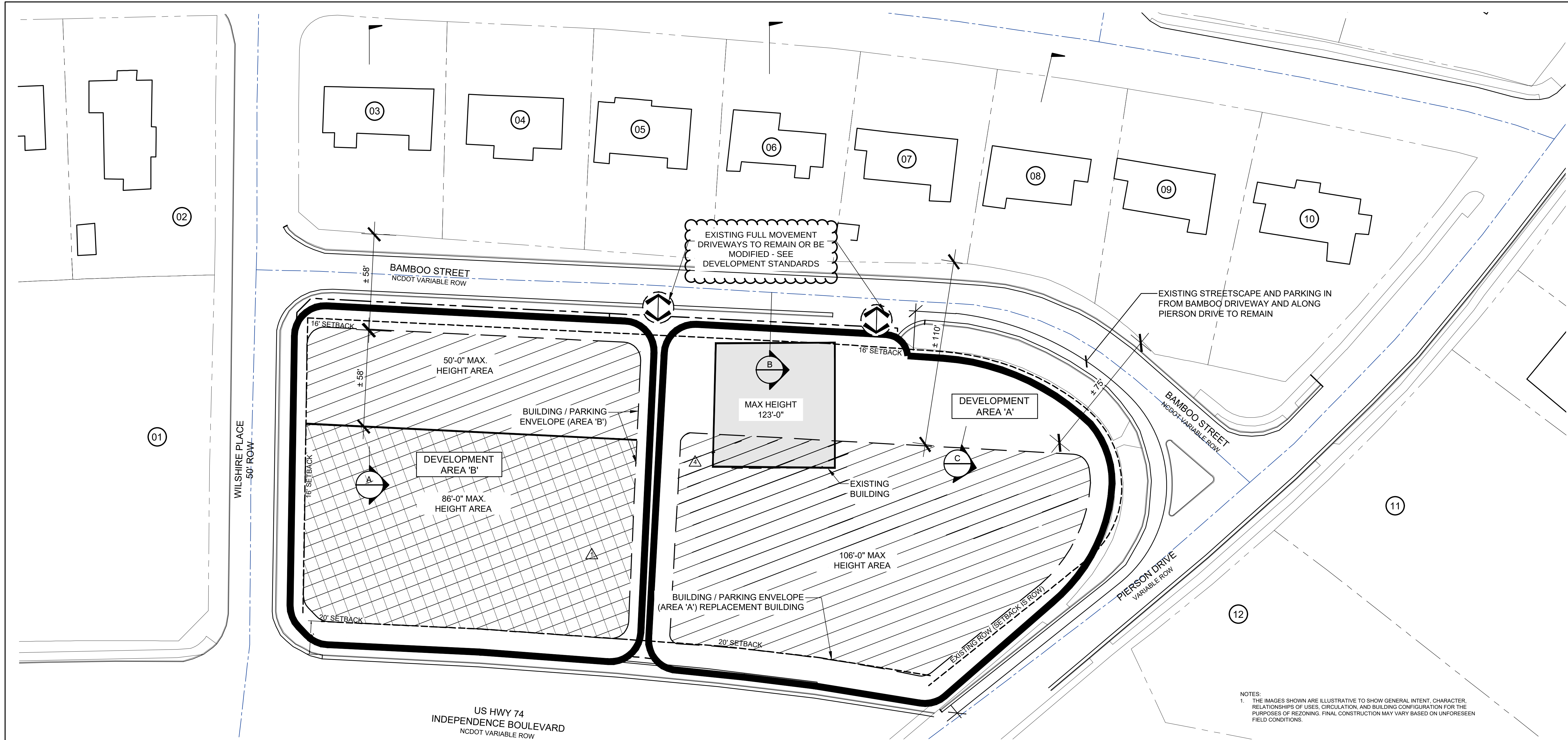
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SHEET TITLE

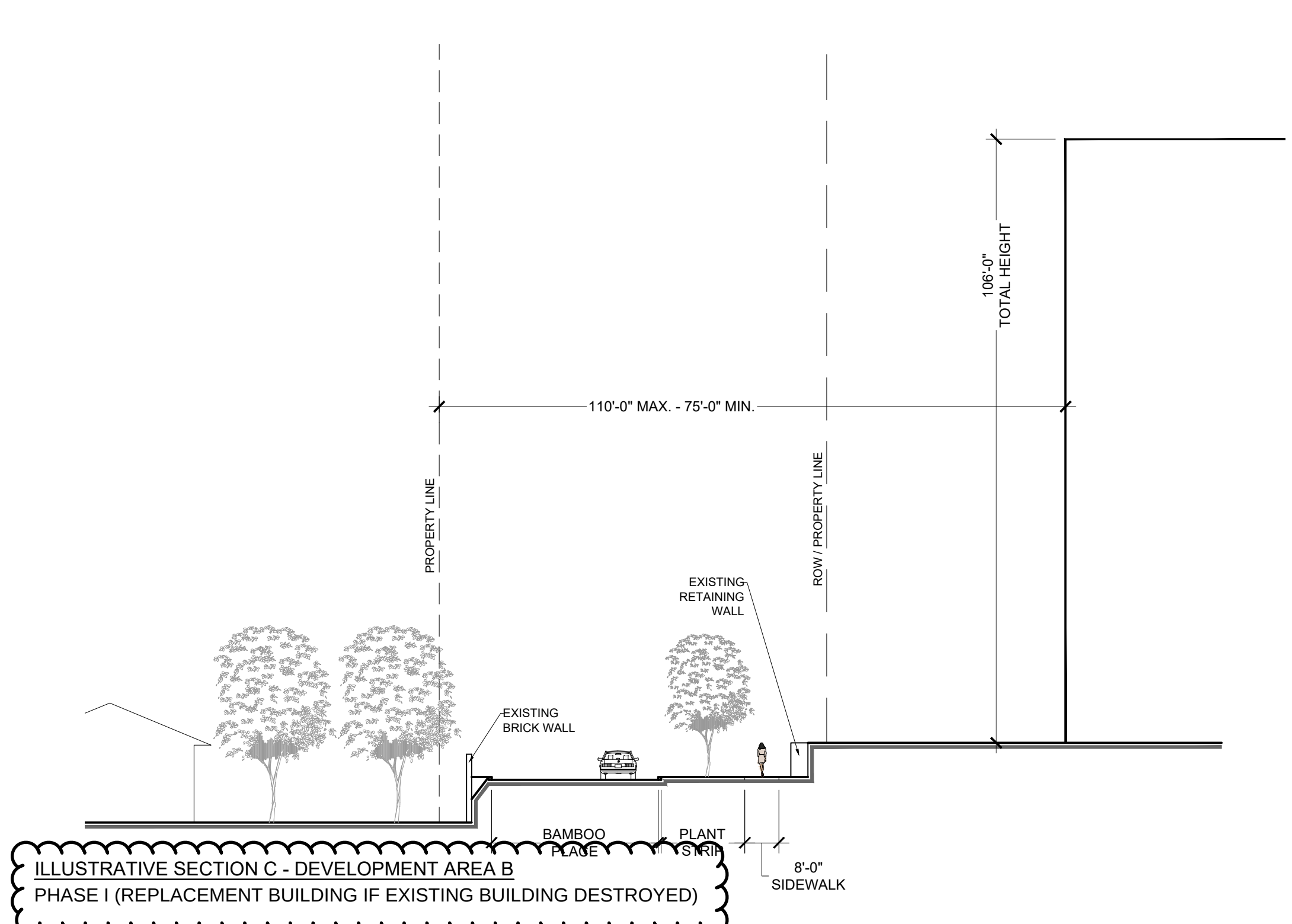
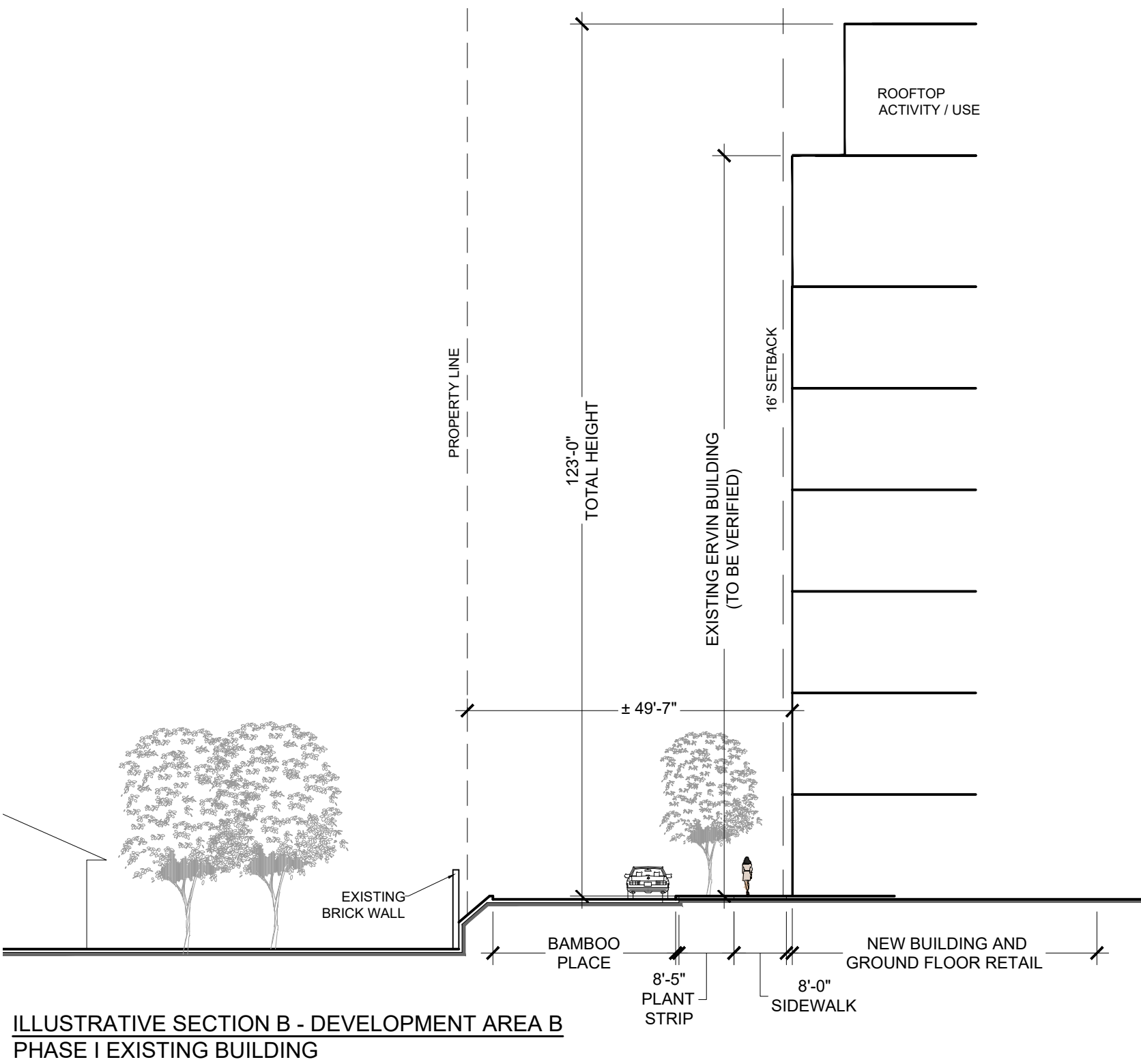
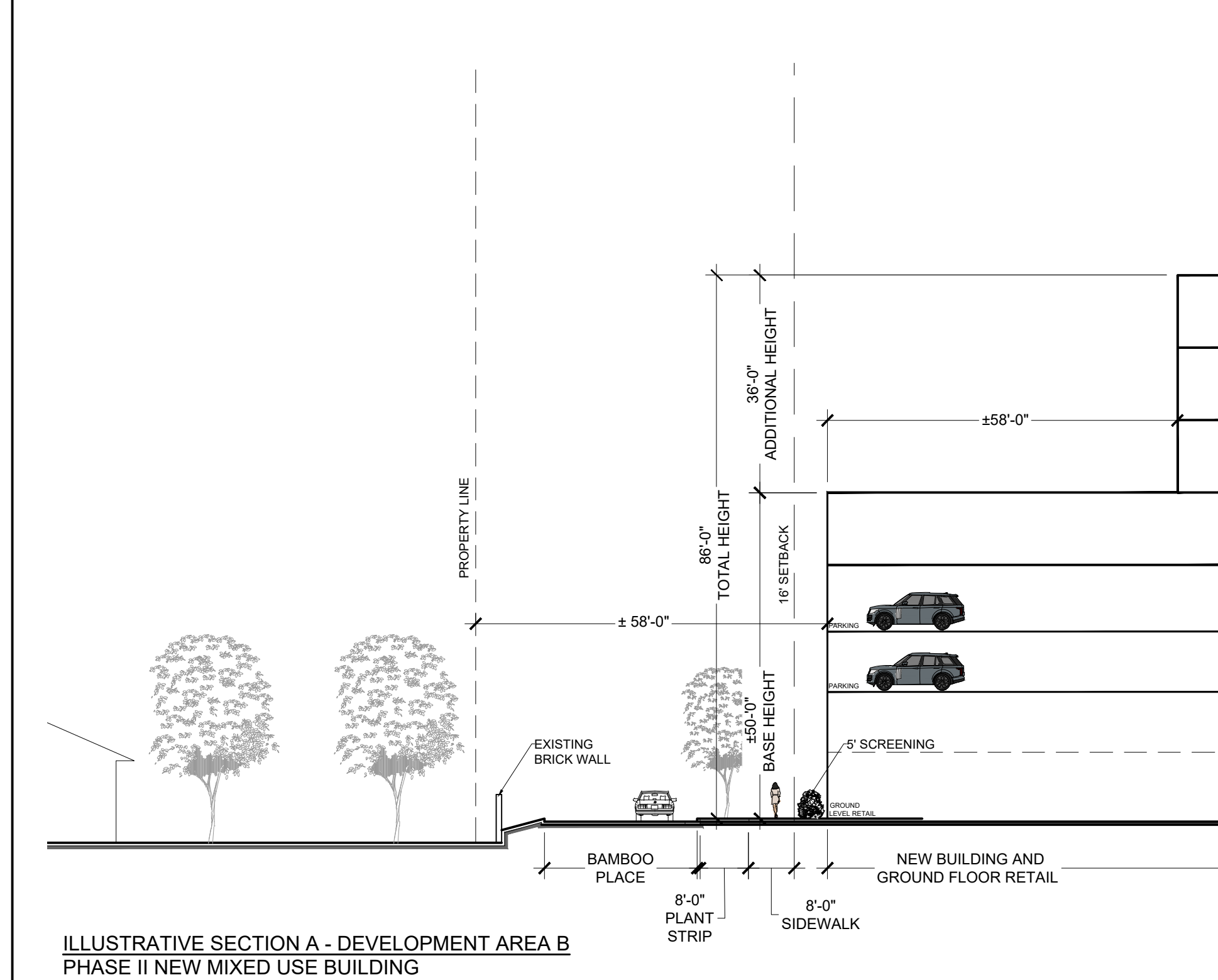
TECHNICAL DATA
SHEET

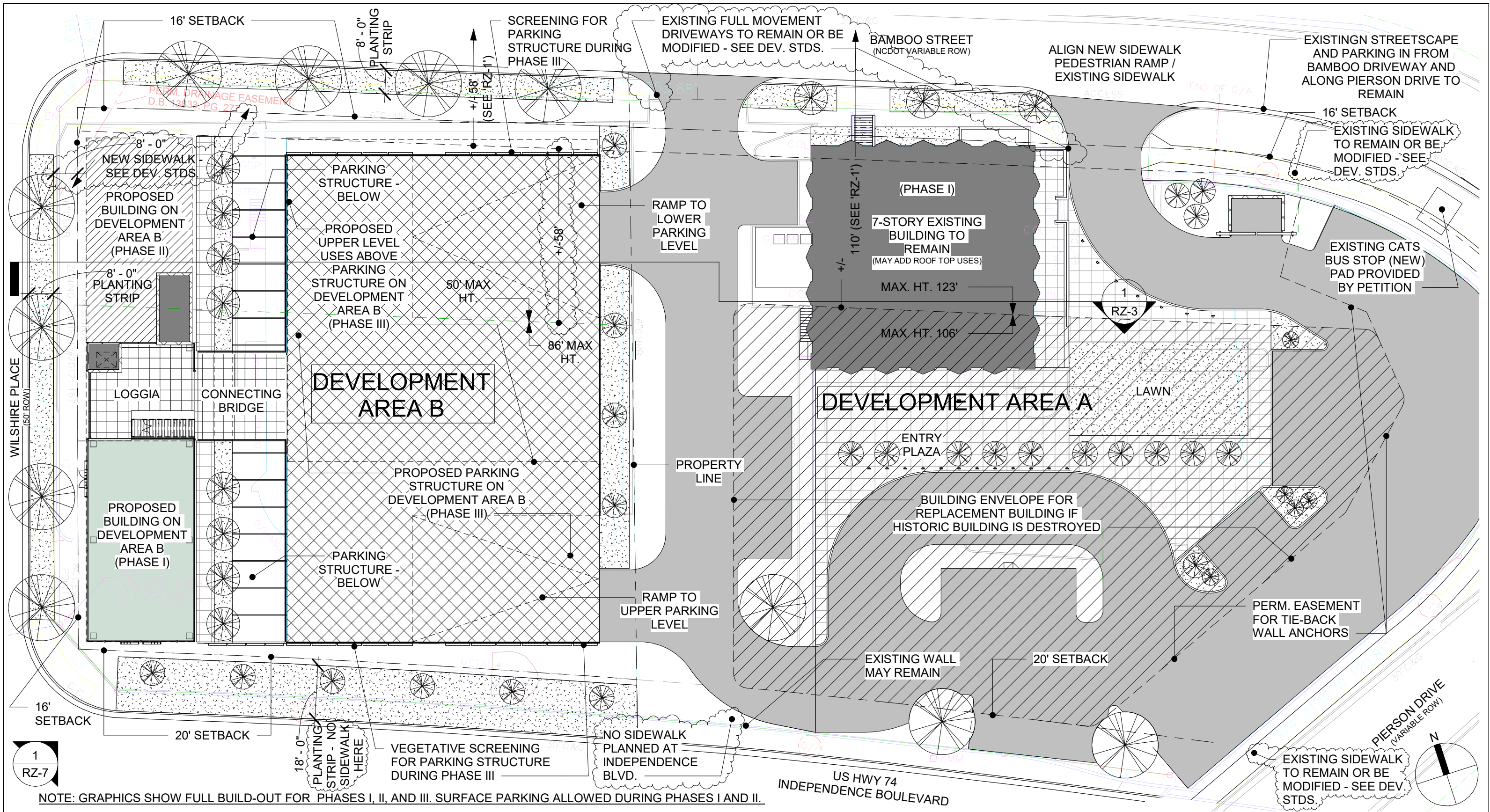
SHEET NUMBER

RZ-1



NOTES:
1. THE IMAGES SHOWN ARE ILLUSTRATIVE TO SHOW GENERAL INTENT, CHARACTER, RELATIONSHIPS OF USES, CIRCULATION, AND BUILDING CONFIGURATION FOR THE PURPOSES OF REZONING. FINAL CONSTRUCTION MAY VARY BASED ON UNFORESEEN FIELD CONDITIONS.





Beaver Creek CRE LLC
Development Standards
Class 2019
Rezoning Petition No. 2019-052 - SITE PLAN AMENDMENT

Site Development Data:
-Acreage: ~ 2.11 acres
-Tax Parcel #: 131-111-12, 131-111-10 & 131-111-01
-Existing Zoning: MUDD-O
-Proposed Zoning: MUDD-O (SPA)
-Existing Uses: Vacant/abandoned commercial office buildings
-Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD-O zoning district and/or the Optional Provisions below, as more specifically described below in Sections 2 and 3.
-Maximum Gross Square Feet of Development: (i) Within Development Area A, up to 45,000 square feet of gross floor area of allowed uses (subject to the right to transfer 30,000 square feet to Development Area A from Development Area B if the existing building is destroyed as described in Section 3); and (ii) within Development Area B up to 57,000 square feet of gross floor area of allowed uses (subject to reduction as described above and in Section 3); each of (i) and (ii) together with accessory uses as allowed in the MUDD-O zoning district, and each as more specifically described below in Section 3.
-Maximum Building Height: The height of the existing building within Development Area A may be increased up to a total height not to exceed 123 feet (see Optional Provision in Section 2 below); and if the existing building is destroyed the replacement building may not exceed a maximum height of 106 feet and must be located within the building envelope depicted on Sheet RZ-2. The building to be constructed within Development Area B will not exceed a maximum height of (i) 50 feet at the building setback along Bamboo Street and (ii) 86 feet for the portion of the building stepped back from Bamboo Street in the manner depicted on the Rezoning Plan. Height to be measured as required by the Ordinance.
-Parking: Parking will be provided as required by the Ordinance.

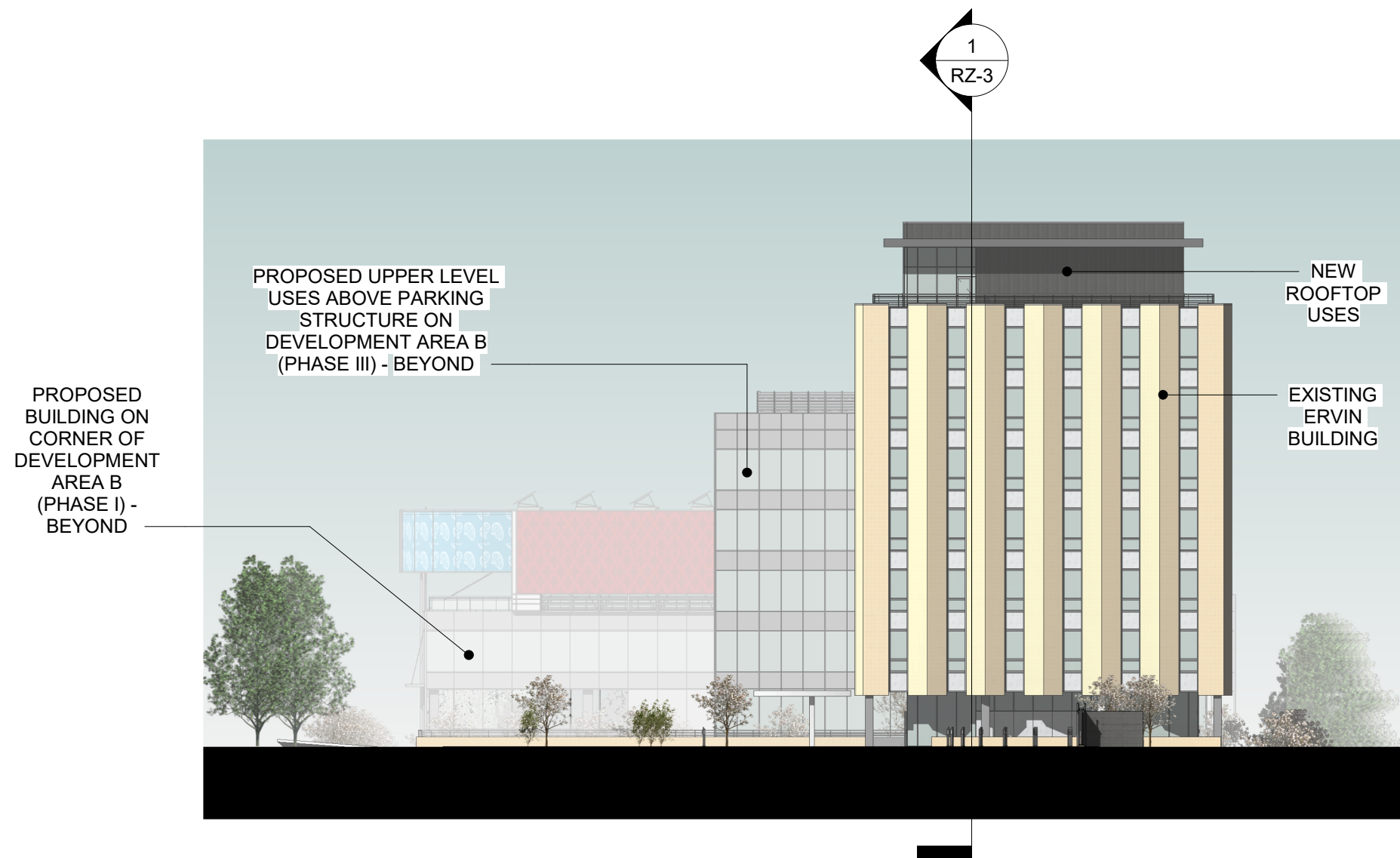
1. General Provisions:
a. Site Location: These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Beaver Creek CRE LLC ("Petitioner") to accommodate the redevelopment of certain land and improvements thereon containing approximately 2.11 acres located at the intersection of Hwy 74 (Independence Blvd.) and Pierson Drive (the "Site") to permit a new mixed use development. It is understood that the Site includes two (2) Development Areas, namely "Development Area A" and "Development Area B" (each may be referred to as a "Development Area" or collectively as the "Development Areas") as generally depicted on the Rezoning Plan.
b. Zoning Districts/Ordinance: Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance") for MUDD-O district. Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern, as modified by the Optional Provisions below.
c. Graphics and Alterations: The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, and other development items and site elements (collectively the "Development Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development Site Elements depicted on the Rezoning Plan are graphic representations of the Development Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.2.07 of the Ordinance.
d. Number of Buildings Principal and Accessory: The total number of principal buildings to be developed on the Site shall not exceed four (4); provided, however, the building on Development Area B can be constructed in several phases and can be considered as three (3) principal buildings or one (1) building with the enclosed detached ground floor connecting space as generally depicted on the Rezoning Plan, all of which shall be considered as one (1) building as long as they are attached in some manner whether by wall, enclosed arch/breezeway or similar structure. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on a Development Area to which such improvements relate.
e. Planned/Unified Development: The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between developments and other related elements located within the Site. Furthermore, the Petitioner and/or owner of the portion of the Site reserve the right to subdivide the portions or all of the Site within the Development Areas and create lots within the interior of the portion of the Site within such Development Areas without regard to any such internal separation standards than those expressly set forth and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site and those expressly described in the Rezoning Plan shall be adhered to. In addition, all FAR requirements will be regulated by any development limitations set forth in this Rezoning Plan as to the Site as a whole and not individual portions or lots located therein.
f. 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 merchandise but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, 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.
g. EDEE Uses: References to the term "EDEE" shall mean "Eating Drinking Entertainment Establishments" as defined in the Ordinance and shall include without limitation Limited Service Restaurants, 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), together with associated accessory uses.
h. Gross Floor Area: When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities), enclosed loading dock/service areas and unheated breezeway connectors.

2. Optional Provisions:
The following Optional Provisions shall apply to the Site:
a. Height of Existing Building within Development Area A: The height of the existing building located on Development Area A may be increased up to a total building height of 123 feet.
b. Development Area B Specialty Signage: Within Development Area B, to allow the specialty signage to be located on building improvements located at the corner of Wilshire Place and Independence Boulevard in the manner generally depicted on the Rezoning Plan ("Specialty Signage"), it is being understood that such signage may consist either (i) up to 725 square feet of sign surface area per wall and/or sign surface area on three (3) walls for a total aggregate maximum square footage of 2,175 square feet, or (ii) if required by NCDOT or other regulating authority up to 1,087.5 square feet of sign surface area per wall and/or sign surface area on two (2) walls for a total aggregate maximum area of 2,175 square feet. Conceptual renderings of the Specialty Signage are generally depicted on the Rezoning Plan (the actual installed improvements may vary from such renderings as long as the overall design intent is met and the above specifications are followed).
In connection with the Specialty Signage, the following additional requirements shall apply:
(x) such Specialty Signage shall not be installed on a wall sign surface area or portion of the building improvements facing directly toward Bamboo Drive along the edge directly opposite Independence Boulevard;
(y) the Specialty Signage shall be digital and LED in nature (or of similar technology) with digital components and with features that allow dimming of the Specialty Signage to adjust for ambient conditions;
(z) 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 of occupancy for the renovated existing building within Development Area A.

1. General Provisions:
a. Development Area A: Subject to and including the provisions set forth in Section 3 herein (including for instance transfer and conversion rights), Development Area A may be developed for up to 45,000 square feet of gross floor area of uses (see definition of gross floor area above) allowed in the MUDD-O zoning district, together with accessory uses as allowed in the MUDD-O zoning district and per the Optional Provisions of Section 2 above.
In addition, in the event the existing building is destroyed by fire or other casualty so that rebuilding the existing building is impractical or cost prohibitive, a replacement building may be constructed in lieu of the existing building within the building envelope generally depicted on Sheet RZ-2; in such event, the total square footage allowed within Development Area A may be increased to 50,000 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 (including, without limitation, the Rooftop 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 area.
Furthermore, no more than 6,000 square feet of gross floor area within Development Area A may be used for retail, EDEE or Personal Services uses (excluding such uses deemed accessory to office uses on Development Area A); such 6,000 square feet of gross floor area limitation shall include rooftop active uses (the "Rooftop Active Uses") such as EDEE uses and similar uses occupying up to but not exceeding 4,500 square feet of area (enclosed or open air) on or near the roof of the building within Development Area A (the "Rooftop Activity Area") and any such uses located within the remainder of the building. The Rooftop Activity Area shall be designed with opaque wall or similar barrier located along the side of the building directly facing Bamboo Drive and shall have hours of operation of no later than 11:00 P.M. E.S.T.
b. Development Area B: Development Area B may be developed with up to 57,000 square feet of gross floor area of uses (see definition of gross floor area above) allowed in the MUDD-O zoning district, including accessory uses as allowed in the MUDD-O zoning district; provided, however, such amount may be reduced as described in Section 3.a. Furthermore, no more than 12,000 square feet of retail, EDEE or Personal Services uses (excluding such uses deemed accessory to office uses on Development Area B) shall be permitted on Development Area B, unless more square feet of such uses is added by way of a corresponding reduction from Development Area A.
c. No gas/convenience store use may be permitted on the Site.
d. Phased Development of Development Area B: As generally depicted on Sheet RZ-2, Development Area B is contemplated to be developed in three (3) phases, the first such Phase I Development to reflect demolition of the existing building on Development Area B and the replacement thereof with the new building at the corner of Wilshire Place and Independence Boulevard which is expected to contain permitted uses and the Specialty Signage along with surface parking that may be several hundred spaces; the second such Phase II Development shall include a and a continuation of the building along Wilshire Place along with surface parking; and a third phase with permitted uses and associated structured parking facility on the remainder of Development Area B. Certain screening improvements and landscaping as described below in Section 5.e shall be installed on Development Area B prior to completion of the surface parking allowed on Development Area B as part of Phase I Development.
e. Renovation of Existing Building & Construction of Building Addition on Development Area A: Development Area A shall be redeveloped in a manner that renovates the existing building located on Development Area A.
f. Conversion of Commercial Uses to Hotel Rooms on Development Area A: Hotel rooms may be developed within Development Area A for use as hotel rooms (excluding such uses as retail, EDEE and Personal Services uses) into hotel rooms at the rate of 300 square feet of gross floor area of such commercial uses so converted for one (1) hotel room added, up to a maximum of 100 hotel rooms so converted.
g. Records of Entitlement & Transfers/Conversions; Administrative Amendments: Prior to any transfer/conversion of entitlement pursuant to subsections 3.a. and 3.b. above, the Petitioner or owner of the applicable Development Area involved in the transfer/conversion under request shall provide to the Planning Department a written request for such transfer/conversion as well as an updated entitlement summary for development. Furthermore, the results of such conversions shall be evidenced by an administrative site plan amendment.

4. Access & Transportation/Traffic Improvements:
a. Access to the Site will be from Bamboo Street in the manner generally depicted on the Rezoning Plan.
b. The Petitioner will install a left-turn lane from Pierson Drive onto Bamboo Street as generally depicted on the Rezoning Plan; provided, however, such left-turn lane will be created by re-striping the existing pavement on Pierson Drive and shall not be required if it cannot be accomplished in this manner; if required, such left turn lane shall be created in the above described manner prior to the issuance of the first certificate of occupancy for new development taking place on the Site.
c. The Petitioner will convert the existing monolithic concrete island at the intersection Bamboo Street and Pierson Drive to also serve as pedestrian refuge island while still channeling traffic as currently does. The existing accessible ramps on Bamboo would be relocated to coincide with the redeveloped monolithic concrete island and the new pedestrian refuge island. These improvements will be completed prior to the issuance of the first certificate of occupancy for development taking place on the Site.
d. Streetscape improvements along Wilshire Place, Independence Blvd. (with the intersection of Bamboo Street) and Bamboo Place will be installed in the manner generally depicted on Sheet RZ-2 prior to the issuance of the first certificate of occupancy for new development taking place on the Site, subject to phasing of Development Area A and B as described above.
e. The Petitioner will provide a sidewalk easement for any of the proposed sidewalks that fall outside of the existing right-of-way and such easement for fee simple dedication of area involved for such sidewalks as determined by Petitioner shall be in place prior to the issuance of the first certificate of occupancy for new development taking place on the Site, but while the easements or dedication must be in place, the phasing of the actual construction of the sidewalks and streetscape improvements may be phased in association with phasing of Development Area B as described above.
f. It is anticipated that the existing driveways on Bamboo Street as shown on the Rezoning Plan will either be replaced or modified to result in a Type II Modified Driveway, unless otherwise acceptable to CDOT and the Planning Staff.
g. The Petitioner will provide a new concrete pad for the existing CATS bus stop along Bamboo Place near Pierson Drive.
h. Proposed transportation improvements shall be approved and constructed prior to the issuance of the first certificate of occupancy for the Site. The Petitioner may post a bond for any proposed transportation improvements that are not approved or constructed prior to the first certificate of occupancy is issued, in accordance with the Comprehensive Zoning Ordinance.

g. Petitioner will submit a Technical Transportation Memo to NCDOT and CDOT during permitting (or such other time acceptable to NCDOT) and any transportation improvements specifically identified will be undertaken by Petitioner at such time acceptable to NCDOT.
5. Architectural and Site Design Standards:
a. Building Materials Generally: The building materials used on the principal building on Development Area A will be a combination of portions of the following: brick, stone, peccat stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, decorative block, and/or wood, but any replacement building as described herein on Development Area A or buildings on Development Area B may contain either the above-referenced materials or may consist principally of glass and associated materials herein in keeping with the conceptual elevations set forth on the Vinyl or aluminum as a building material may only be used on windows, soffits, awnings and on handrails/railings, however standing seam metal is permitted as a decorative architectural element. Furthermore, the building elevations (excluding structured parking facilities) on public streets shall be constructed so that at least 40% of the elevation fronting public streets, exclusive of windows, doors, and roofs, will be constructed utilizing the following materials: glass, brick, synthetic brick, stone, precast stone, precast concrete, synthetic stone, and decorative block. The use of decorative block will be limited to a maximum of 25% of any building facade.
b. Structured Parking Deck: Parking deck structures shall be designed to materially screen the view of parked cars from adjacent public streets and screening of cars parked on the upper level will be accomplished by a combination of wall (at least 42 inches in height) and decorative architectural features or screening material on facades facing public streets, designed as part of the parking deck structure. Building materials associated with facades on parking deck structures that are generally compatible in character with nearby buildings will be created taking into consideration differences including with parking deck structures.
c. Murals on Existing Retaining Walls: The Petitioner will commission and install mural(s) on portions of the existing retaining wall located within the right-of-way of Pierson Drive and Bamboo Street subject to the approval of NCDOT and/or CDOT. If so approved, the mural(s) will be installed prior to the issuance of a certificate of occupancy for the existing building within Development Area A or prior to the issuance of a certificate of occupancy for a new building within Development Area A should the existing building be demolished per Section 3.e, and a new building is constructed. Petitioner or the owner of Development Area A will maintain such mural(s).
d. Building Placement and Site Design Standards: New building placement and site design shall focus on and enhance the pedestrian environment on public streets, through the following (the following shall not apply to renovation of existing building(s) on the Site):
i. New buildings on Development Area B shall be placed so as to present a front or side facade to Wilshire Place and Bamboo Street (i.e. the rear or the service side of the buildings may not be oriented toward Wilshire or Bamboo); provided, however, the buildings may be undertaken in phases as described above.
ii. The building located on Development Area B as part of Phase I and II Development shall include installation of active use space along the building edge fronting Wilshire Place for a minimum of sixty percent (60%) of each frontage upon full build-out but less in connection with early phases which may include development of the building
e. The Petitioner will seal, cover, or remove the existing stairs along Bamboo Street that lead to the existing basement of the building; if not required to be an egress point by building code, the stairs shall be removed.
f. The Petitioner will provide a sidewalk network that links each building on the Site to the sidewalks along Wilshire Place and Bamboo Street in the manner generally depicted on Sheet RZ-2 and otherwise on the Rezoning Plan. The minimum width for these internal sidewalks will be five (5) feet.
g. New buildings constructed within Development Area A and B will maintain a minimum building setback (i.e. not applicable to surface parking) of 20 feet along Independence Boulevard as measured from the existing back of curb. A 16 foot setback as measured from the existing curb will be maintained along Wilshire Place and Bamboo Street. The setback along Pierson Drive will be the existing right-of-way line (the width of the right-of-way along Pierson Drive varies) as generally depicted on the Rezoning Plan.
h. The Petitioner will seal, cover, or remove the existing stairs along Bamboo Street that lead to the existing basement of the building; if not required to be an egress point by building code, the stairs shall be removed.
i. The Petitioner will provide a sidewalk network that links each building on the Site to the sidewalks along Wilshire Place and Bamboo Street in the manner generally depicted on Sheet RZ-2 and otherwise on the Rezoning Plan. The minimum width for these internal sidewalks will be five (5) feet.
j. New buildings constructed within Development Area A and B will maintain a minimum building setback (i.e. not applicable to surface parking) of 20 feet along Independence Boulevard as measured from the existing back of curb. A 16 foot setback as measured from the existing curb will be maintained along Wilshire Place and Bamboo Street. The setback along Pierson Drive will be the existing right-of-way line (the width of the right-of-way along Pierson Drive varies) as generally depicted on the Rezoning Plan.
k. The Petitioner will seal, cover, or remove the existing stairs along Bamboo Street that lead to the existing basement of the building; if not required to be an egress point by building code, the stairs shall be removed.
l. The Petitioner will provide a sidewalk network that links each building on the Site to the sidewalks along Wilshire Place and Bamboo Street in the manner generally depicted on Sheet RZ-2 and otherwise on the Rezoning Plan. The minimum width for these internal sidewalks will be five (5) feet.
m. New buildings constructed within Development Area A and B will maintain a minimum building setback (i.e. not applicable to surface parking) of 20 feet along Independence Boulevard as measured from the existing back of curb. A 16 foot setback as measured from the existing curb will be maintained along Wilshire Place and Bamboo Street. The setback along Pierson Drive will be the existing right-of-way line (the width of the right-of-way along Pierson Drive varies) as generally depicted on the Rezoning Plan.
n. The Petitioner will seal, cover, or remove the existing stairs along Bamboo Street that lead to the existing basement of the building; if not required to be an egress point by building code, the stairs shall be removed.
o. The Petitioner will provide a sidewalk network that links each building on the Site to the sidewalks along Wilshire Place and Bamboo Street in the manner generally depicted on Sheet RZ-2 and otherwise on the Rezoning Plan. The minimum width for these internal sidewalks will be five (5) feet.
p. New buildings constructed within Development Area A and B will maintain a minimum building setback (i.e. not applicable to surface parking) of 20 feet along Independence Boulevard as measured from the existing back of curb. A 16 foot setback as measured from the existing curb will be maintained along Wilshire Place and Bamboo Street. The setback along Pierson Drive will be the existing right-of-way line (the width of the right-of-way along Pierson Drive varies) as generally depicted on the Rezoning Plan.
q. The Petitioner will seal, cover, or remove the existing stairs along Bamboo Street that lead to the existing basement of the building; if not required to be an egress point by building code, the stairs shall be removed.
r. The Petitioner will provide a sidewalk network that links each building on the Site to the sidewalks along Wilshire Place and Bamboo Street in the manner generally depicted on Sheet RZ-2 and otherwise on the Rezoning Plan. The minimum width for these internal sidewalks will be five (5) feet.
s. New buildings constructed within Development Area A and B will maintain a minimum building setback (i.e. not applicable to surface parking) of 20 feet along Independence Boulevard as measured from the existing back of curb. A 16 foot setback as measured from the existing curb will be maintained along Wilshire Place and Bamboo Street. The setback along Pierson Drive will be the existing right-of-way line (the width of the right-of-way along Pierson Drive varies) as generally depicted on the Rezoning Plan.
t. The Petitioner will seal, cover, or remove the existing stairs along Bamboo Street that lead to the existing basement of the building; if not required to be an egress point by building code, the stairs shall be removed.
u. The Petitioner will provide a sidewalk network that links each building on the Site to the sidewalks along Wilshire Place and Bamboo Street in the manner generally depicted on Sheet RZ-2 and otherwise on the Rezoning Plan. The minimum width for these internal sidewalks will be five (5) feet.
v. Direct pedestrian connection for new buildings should be provided between new street facing doors, corner entrance features to the sidewalks along Wilshire and Bamboo, except that the Phase I development building shall not require an entrance on the side facing Bamboo pending installation of the Phase II improvements. New operable door spacing for new building along Wilshire Place and Bamboo shall not exceed 75 feet on the new building constructed on the Site.
w. New building elevations shall not have exposures of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
x. New building elevations shall be designed with vertical bays or articulated architectural features which shall include a combination of at least three of the following: a combination of exterior wall offsets (projections and recesses), columns, pilasters, change in materials or colors, awnings, arcades, or other architectural elements.
y. The Petitioner will seal, cover, or remove the existing stairs along Bamboo Street that lead to the existing basement of the building; if not required to be an egress point by building code, the stairs shall be removed.
z. The Petitioner will provide a sidewalk network that links each building on the Site to the sidewalks along Wilshire Place and Bamboo Street in the manner generally depicted on Sheet RZ-2 and otherwise on the Rezoning Plan. The minimum width for these internal sidewalks will be five (5) feet.
aa. New buildings constructed within Development Area A and B will maintain a minimum building setback (i.e. not applicable to surface parking) of 20 feet along Independence Boulevard as measured from the existing back of curb. A 16 foot setback as measured from the existing curb will be maintained along Wilshire Place and Bamboo Street. The setback along Pierson Drive will be the existing right-of-way line (the width of the right-of-way along Pierson Drive varies) as generally depicted on the Rezoning Plan.
ab. The Petitioner will seal, cover, or remove the existing stairs along Bamboo Street that lead to the existing basement of the building; if not required to be an egress point by building code, the stairs shall be removed.
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ce. The Petitioner will seal, cover,



VIEW OF SITE FROM PIERSON DRIVE

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

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

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.



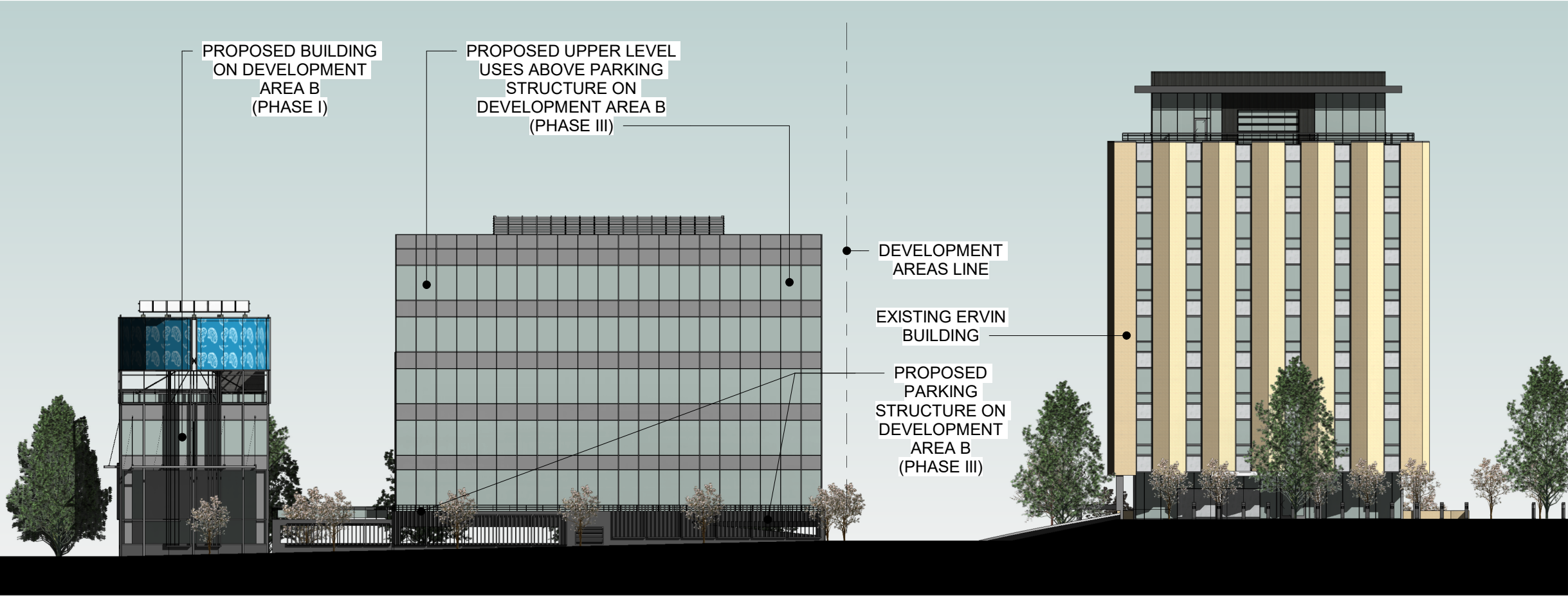
BEAVER CREEK CRE, LLC HISTORIC ERVIN BUILDING ADAPTIVE REUSE & PROPOSED NEW CONSTRUCTION

Illustrative East Elevation

Project number -
Date 02.18.2019
(AMENDED 6/21/2019)

RZ-4

Scale 1" = 30'-0"



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

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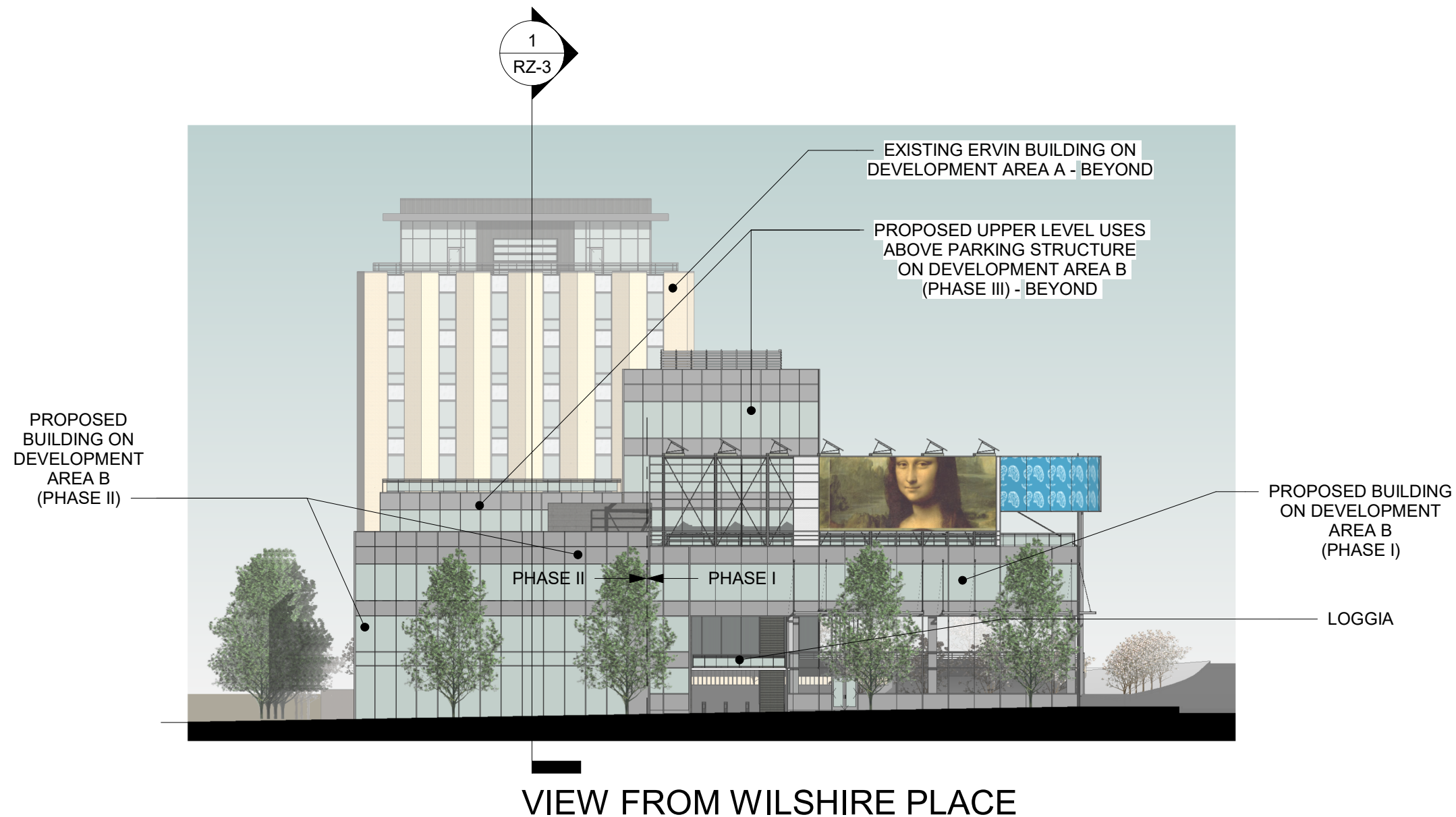
BEAVER CREEK CRE, LLC
**HISTORIC ERVIN BUILDING ADAPTIVE
REUSE & PROPOSED NEW CONSTRUCTION**

Illustrative South Elevation

Project number -
Date 02.18.2019
(AMENDED 6/21/2019)

RZ-5

Scale 1" = 30'-0"



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

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BEAVER CREEK CRE, LLC

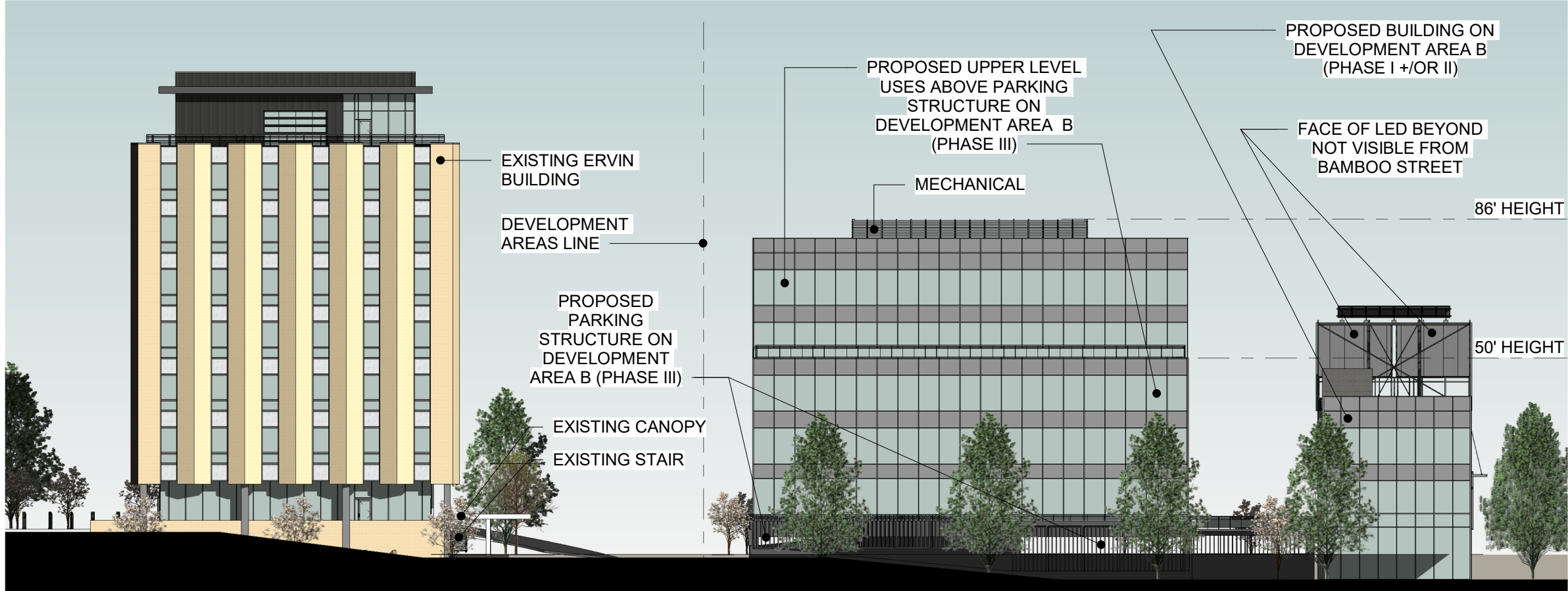
HISTORIC ERVIN BUILDING ADAPTIVE REUSE & PROPOSED NEW CONSTRUCTION

Illustrative West Elevation

Project number -
Date 02.18.2019
(AMENDED 6/21/2019)

RZ-6

Scale 1" = 30'-0"



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

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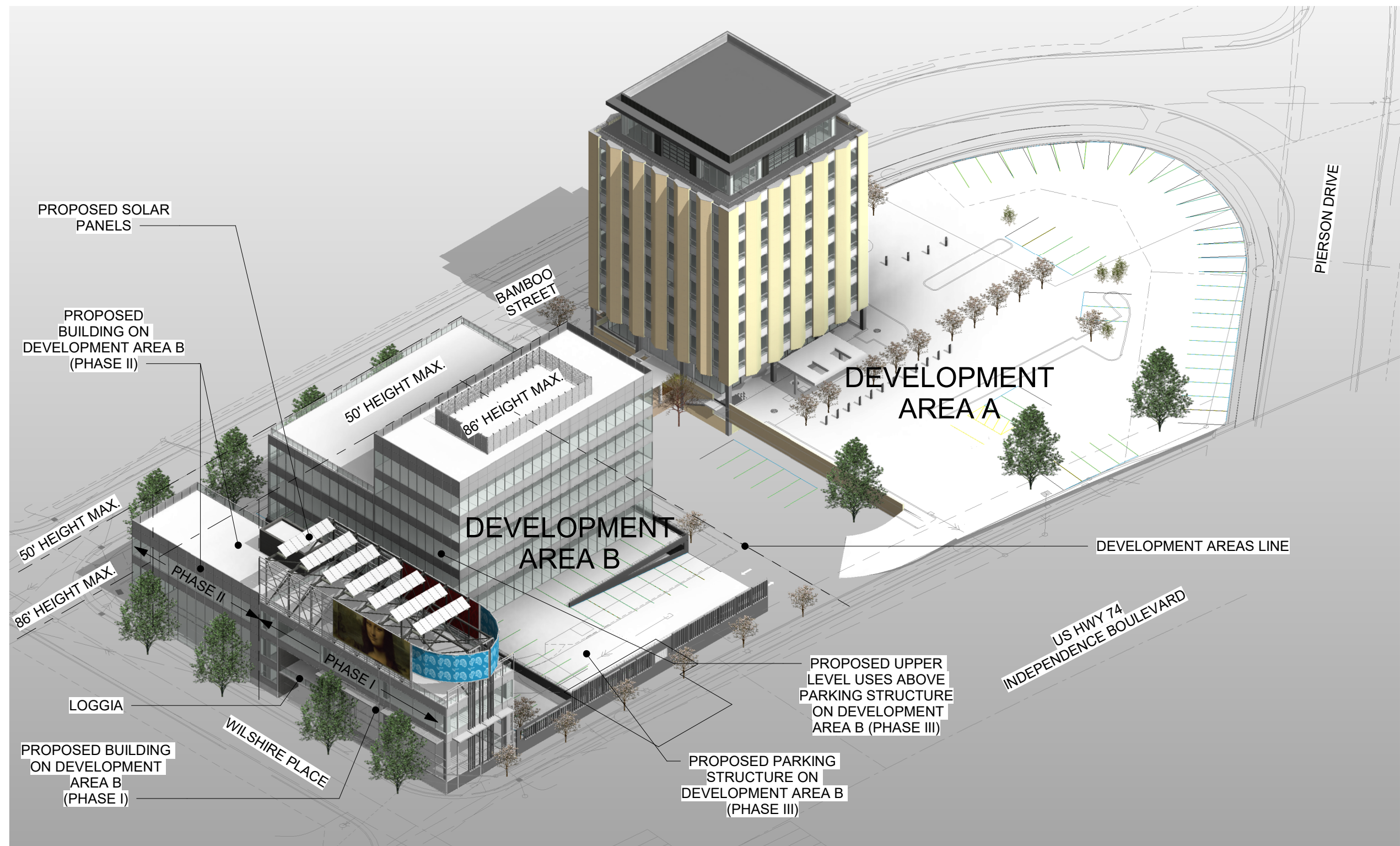
BEAVER CREEK CRE, LLC
**HISTORIC ERVIN BUILDING ADAPTIVE
REUSE & PROPOSED NEW CONSTRUCTION**

Illustrative North Elevation

Project number -
Date 02.18.2019
(AMENDED 6/21/2019)

RZ-7

Scale 1" = 30'-0"



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

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.

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



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

Orthographic View - West Corner

Project number -
Date 02.18.2019
(AMENDED 6/21/2019)

RZ-8

Scale