SITE AREA:

PROPOSED ZONING:

CC ±68.19 AC (GROSS)

COMPONENT 2 (BUSINESS PARK) EXISTING ZONING: I-1 (CD) PROPOSED ZONING: ±35.83 AC (GROSS) SITE AREA:

VICINITY MAP

PETITION NUMBER: 2005-011

GRAPHIC SCALE

(IN FEET

1 inch = 200 ft.

SITE AREA:

±104.02 AC (GROSS)

PETITIONER:

PERIMETER WOODS INVESTORS, LLC. 1228 E. MOREHEAD ST., STE, 200 CHARLOTTE, NC 28204 (704) 376-6523

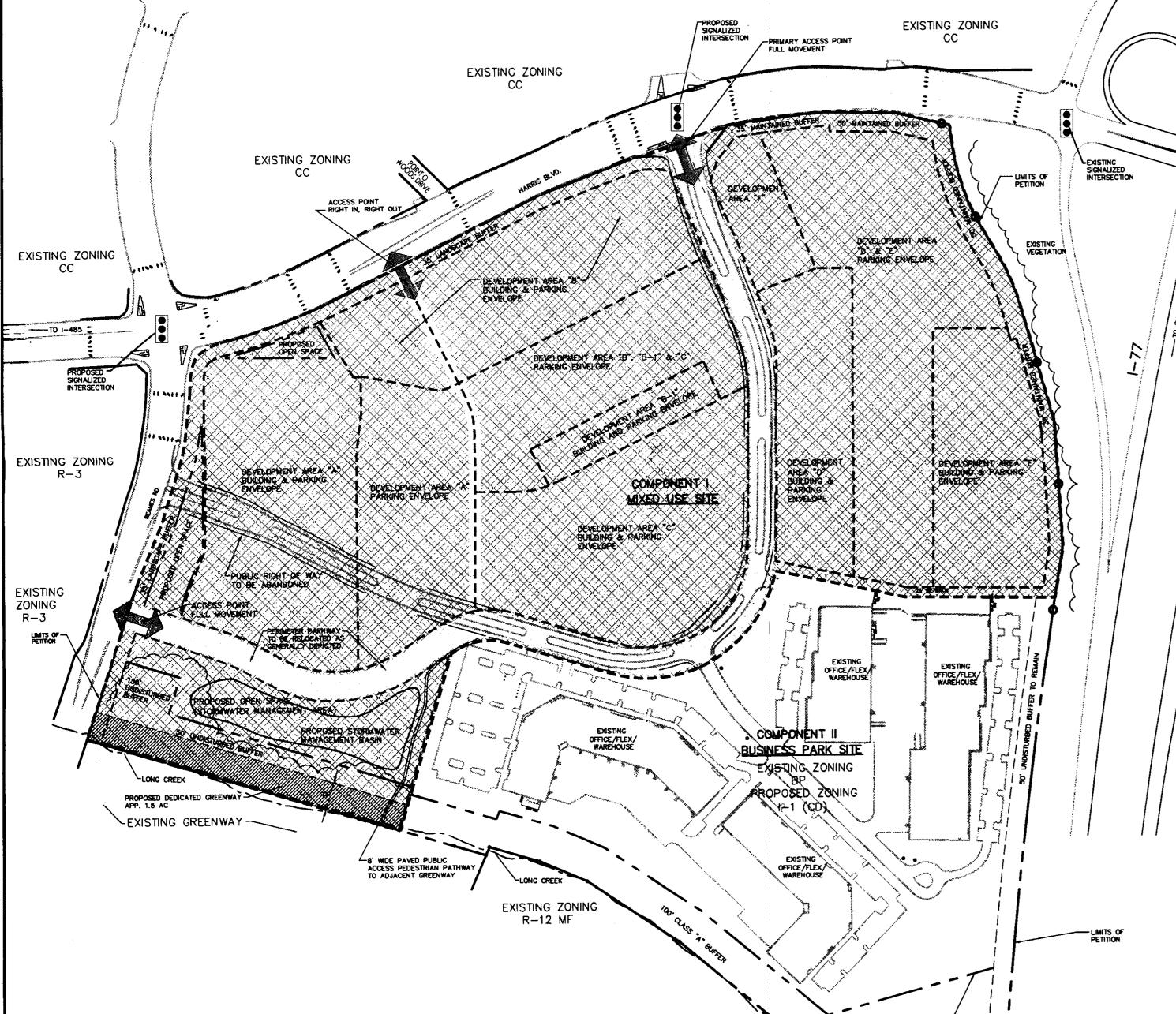
CONSULTANTS:

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING 5815 WESTPARK DRIVE CHARLOTTE, NORTH CAROLINA 28217 (704) \$25-6350

~~~~

100' CLASS "A" BUFFER

KENNEDY COVINGTON HEARST TOWER, 47th FLOOR 214 NORTH TRYON STREET CHARLOTTE, NORTH CAROLINA 28202 (704) 331-7598



### October 21, 2005

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Perimeter Woods Land, LLC and Perimeter Woods Business Park LLC (together the "Petitioner"). This Rezoning Petition and accompanying plan seeks to accommodate development of a mixed use center on the approximately 68.2 acre undeveloped portion of the Perimeter Woods Business Park located on Harris Boulevard at I-77 and designated as Component I on the Technical Data Sheet ("Component I" or the "Mixed Use Site") and certain changes to the internal project edge and setback standards related to the approximately 36.5 acre developed portion of Perimeter Woods Business Park fronting Perimeter Woods Drive and designated as Component II on the Technical Data Sheet ("Component  $\Gamma$ " or the "Business Park Site"). Development of the Site will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the CC zoning classification and I-1 zoning classification shall govern all development taking place on the Mixed Use Site and the Business Park Site, respectively.

The Technical Data Sheet is accompanied by conceptual schemes for the Mixed Use Site which depict potential development scenarios for the Mixed Use Site and which is referred to in these Development Standards as the "Schematic Site Plan."

Detailed site planning and building design for the Mixed Use Site has not been finalized. The development depicted on the Schematic Site Plan and accompanying schematic building elevations are schematic in nature, and except as otherwise specified in these Development Standards, is intended only to describe the possible arrangements of uses and building elements on the Mixed Use Site and the schematic depictions of the uses, structures and building elements set forth on the Schematic Site Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Technical Data Sheet and in these Development Standards, the ultimate layout of the development proposed, the exact alignments of streets, points of access, the numbers, the size, configuration and placements of buildings, the size, configuration and placements of parking areas, and the heights and masses of buildings have not been finally determined, and depictions of such elements on the Schematic Site Plan and schematic building elevations are not intended to be specific site development plans but rather preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking enveloplines established on the Technical Data Sheet and subject to the accompanying Development Standards and Section 6.206 (2) of the Ordinance. Without limiting the generality of the foregoing, buildings generally depicted on the Schematic Site Plan may be combined or separated within the building/parking envelopes provided that the maximum number of buildings may not be increased above the number of buildings depicted on the Schematic Site Plan (it being understood that structures such as ATMs, kiosks and the like shall not be considered in connection with the number of buildings)

Parking layouts may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Schematic Site Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plan. The dimensions and specific locations of building/parking envelopes and parking envelopes generally depicted on the Technical Data Sheet may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plan.

General Provisions

- (a) The Mixed Use Site may be devoted to any uses which are permitted by right or under prescribed conditions (together with any incidental or accessory uses and structures associated therewith) which are permitted under the Ordinance in the CC Zoning District with the following exceptions and limitations:
- (i) Service stations and/or gasoline sales will not be permitted on the Site. Convenience stores with gasoline sales will also not be permitted on the
- (ii) No more than two tenants located on the Site may include drive-through facilities. No fast food restaurant with drive through facility and no drug store with drive through facility will be permitted on the Site Specialtytype restaurants such as coffee houses, tea rooms, bagel shops, doughnut stores, or similar facilities with accessory drive-through window facilities. and financial institutions with accessory drive-through window facilities will be permitted.
- (iii) Hotels, motels or inns are not permitted on the Mixed Use Site;
- (iv) Movie theatres, cinemas or cinemaplexes are not permitted on the Mixed
- (v) Not more than three (3) restaurants each occupying 6,000 square feet or more of Gross Floor Area (as hereinafter defined) may be located on the Mixed Use Site and no more than two (2) of such restaurants shall be free-standing in nature; provided, however, nothing contained herein shall impose limits or restrictions upon restaurants containing less than 6,000 square feet of Gross Floor Area (as hereinafter defined) operating on the
- (vi) "Adult Establishments" (as such term is defined in the Ordinance), are not permitted on the Mixed Use Site.
- (vii) No establishment primarily engaged in the sale of books and/or magazines occupying 7,000 square feet or more of Gross Floor Area (as hereinafter defined) is permitted on the Mixed Use Site (viii) No establishment primarily used as a sporting goods store and occupying 10,000 square feet or more of Gross Floor Area (as defined below) is
- permitted on the Mixed Use Site; however, nothing contained herein shall prevent an establishment from selling sports-related equipment, paraphernalia and/or apparel primarily for a single sport (by way of example only, a store selling primarily golf items or a store selling primarily tennis items and the like shall be permitted).
- (ix) No portion of the Mixed Use Site shall be used for the following:
- (A) Any heavy industrial use;
- (B) Any use involving explosives or other damaging or dangerous hazards (including the storage, display, or sale of fireworks or
- (C) Any major warehouse operation involving distribution, assembly, manufacturing, distilling, heavy refining, smelting, industrial, agricultural, drilling or mining operation;
- (D) Any trailer park or mobile home park, any lot for the sale of used or new motor vehicles or boats, or any junkyard, salvage yard, or (E) Any establishment used for the raising of animals, other than pet
- (F) Any dumping, disposal, incineration, or other treatment or storage of garbage or other refuse, except for the reasonable collection,

storage, and treatment of wastes produced on the Mixed Use Site;

stores commonly found in similar shopping centers as the shopping

center being operated on the Mixed Use Site, including, without

(G) Any commercial laundry or dry cleaning facility other than (x) facilities that primarily or exclusively serve residential uses on the Mixed Use Site, and (v) retail dry cleaning and/or laundry businesses that do not perform any dry cleaning or laundry services on the Mixed Use Site, but instead are limited to pickup and delivery by the ultimate consumer, such as facilities that may be found in similar shopping centers as the shopping center being operated on the Mixed Use Site;

limitation, PETsMART, Petco, and Pet Supermarket;

- (H) Any bowling alley, ice or roller skating establishment, or amusement park;
- (I) Any mortuary, funeral home, or similar establishment;
- (J) Any automobile servicing, body work, fender work, or painting; or
- (K) Any nursing home, assisted living facility, or similar activity. The limitations on uses of the Mixed Use Site set forth in Section 1(a)(iii) above shall terminate and be of no force or effect after September 20, 2012 and the limitations on uses set forth in Section 1(a)(iv) through (ix) above shall terminate and be of no force and

For the purposes of the development limitations set forth in these Development Standards, the term "Gross Floor Area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of the principal building, and any accessory buildings or structures on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall include areas that are enclosed or fenced in and are used for the sale of goods or merchandise but shall not include any surface or structured parking facilities, or related access areas, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), or areas devoted to uses and structures accessory to residential uses on the Site, provided, further, areas devoted to outdoor dining are not intended to be included in the calculation of Gross Floor Area.

(b) The Business Park Site may be devoted to the following uses which are permitted by right or under prescribed conditions under the Ordinance in the I-1 (Light Industrial) zoning district together with any incidental or accessory uses and structures associated therewith:

- bakeries, wholesale, including bakeries, retail, including manufacturing of goods for sale on
- clinics, medical, dental, and optical contractor offices and accessory storage, excluding the storage of construction equipment florists, retail and wholesale

effect after September 20, 2020.

- government buildings up to 300,000 square feet on a lot
- laboratories, dental, medical and · manufacture or assembly of communications equipment component parts of aircraft, computer and office equipment
  - service facilities electrical lighting and wiring;
- laboratories within an enclosed building for applied and basimanufacturer's representatives, including offices, and repair and

manufacturing on the premises, up

distributive businesses, including

warehousing in a single building

financial institutions, up to 70,000

to 5,000 square feet

· offices up to 300,000 square feet parks, greenways, and arboretums equipment, electric components • painting and publishing

### buildings to be located within Development Area "C" on the Mixed Use Site. Furthermore, in addition to the above-referenced commitments, the Petitioner shall plant ten (10) trees at lest 3½ inch in caliper in size within Development Area "C" as buildings within this area are constructed.

### (b) Business Park Site:

Except where more stringent standards are shown on the Technical Data Sheet for the Business Park Site, all buildings constructed on the Business Park Site shall satisfy or exceed the setback, rear yard and side yard 11. Fire Protection requirements established under the Ordinance for the I-1 zoning district.

(ii) A landscape strip of at least 50 feet shall be established along 1-77 for the 13. Greenway Dedication - Mixed Use Site radio and television stations and/or Business Park Site. The landscape strip is to be treated as a perimeter landscape area and must include preservation of existing trees 8 inches in repair or servicing of any article, caliper or greater along with supplementary planting of trees, bushes. within an enclosed building, the

sale of which is permitted in the

merchandise showrooms as

· warehousing, excluding "mini

warehousing entirely within an

wholesale sales with related

warehousing", within an enclosed

enclosed building, excluding truck

described herein)

telephone booths

building

terminals

beneficial fill sites

non-conforming uses and

public utility structures

radio, telephone, cellular

structures

telephone, and television masts,

towers, antennae and similar

together with the following uses under prescribed conditions as set forth in

The Mixed Use Site may include up to 770,000 square feet of gross floor area

devoted to commercial uses, of which no more than 320,000 square feet of gross

floor area may be devoted to retail and/or restaurant uses, 450,000 square feet of

gross floor area may be devoted to office uses and up to 250 residential dwelling

units located within Development Area "C" as generally depicted on the

Technical Data Sheet. Development of the Mixed Use Site shall be subject to the

(i) No more than 250,000 square feet of gross floor area devoted to office

(ii) No more than one (1) retail tenant can occupy over 150,000 square feet of

(iii) The Mixed Use Site may include freestanding buildings with either single

150 residential dwelling units within Development Area "C".

for their respective premises on the Mixed Use Site.

uses may be developed on the Mixed Use Site until the issuance of

building permit(s) and commencement of construction for a minimum of

gross floor area for its premises on the Mixed Use Site. Other retail

tenants shall not occupy greater than 60,000 square feet of gross floor area

tenants, "co-branded" uses or multiple tenants, as generally depicted on

the Schematic Site Plan. No more than two of these buildings may include

drive-through facilities for the uses set forth in Section 1(a)(ii). The

locations of the buildings containing the drive-through facilities and the

placements of the drive-through facilities in relation to these buildings

may be altered from that depicted on the Schematic Site Plan, provided

that the conceptual designs of such uses are substantially similar to those

depicted on Sheet RZ-2 or are otherwise acceptable to the Planning

Commission Staff, and provided further that the drive-through facility that

may be located within a portion of Development Area "B" shall not front

(iv) No more than one (1) building constructed on the Mixed Use Site and

devoted principally to retail/restaurant uses may be an "independent"

building. For the purposes of this provision, an "independent" building

by drive through lanes, parking areas, alleys and/or driveways without

well-defined pedestrian crosswalk(s). Other buildings (excluding

building(s) to be located within Development Area "A" as gene

that are devoted principally to retail/restaurant uses shall be

Schematic Site Plan constitutes an interconnected building.

retail/restaurant and office uses described in this Section 2.

(b) The Business Park Site may include existing buildings, new buildings, redeveloped

forth in the Ordinance for the I-1 zoning district.

located along Perimeter Parkway

Setbacks, Yards and Landscaping

buildings or a combination thereof in accordance with development standards set

(i) All buildings constructed on the Mixed Use Site shall satisfy or exceed the

(ii) A "maintained buffer" (as hereinafter defined) ranging from at least 35 feet to at least 50 feet from the right-of-way margin shall be established

other activities being permitted therein as follows:

weeds and vines may be removed

material; and

from the public roadway.

CDOT or CATS for such purposes.

allowed in the "maintained buffer" area;

dead trees and materials may be removed;

all trees of 2 inch caliper or less may be removed;

mulch 2 to 3 inches from the bark of trees);

granted to CDOT or CATS for such purposes.

trees may be limbed up to 6 feet from the ground

setback, rear yard and side yard requirements established under the

Ordinance for the CC zoning district. Petitioner reserves the right to seek

and obtain variances from the setback requirements for parking areas

for the Mixed Use Site along I-77 and portions of Harris Boulevard

located east of Perimeter Parkway in the area generally depicted on the

no heavy equipment or vehicles such as large bull-dozers will be

mulch may be applied to the "maintained buffer" area (keeping

with respect to Harris Boulevard, the installation of sidewalks,

CATS as described herein may be installed within easements

The "maintained buffer" shall include supplementary planting of trees,

bushes, shrubs, grass and ground cover with appropriate mulching

materials in the manner generally depicted on Sheet RZ-1 and

accompanying cross-section diagram on Sheet RZ-4 and as otherwise

required by the Ordinance in order to attain a desirable visual perspective

established along Harris Boulevard and Reames Road for the Mixed Use 8.

Site (in areas where the "maintained buffer" is not required along Harris

Boulevard as set forth in item (ii) above) as generally depicted on Sheet

RZ-1 and accompanying section diagrams on Sheet RZ-3. These

landscape strips are to be treated as a perimeter landscape area and must

include a planned combination of trees, bushes, shrubs, grass and ground

cover with appropriate mulching materials in order to attain a desirable

visual perspective from the public roadway. Such landscape strips may

also contain sidewalks, planting strips and bus stops and related shelters

required by CATS as set forth herein as part of any easements granted to

Line" standards whereby buildings and structures may be located on the

lot line provided that the required building separation standards are

satisfied. Buildings and parking areas may be located within the

(iv) It is understood that the Mixed Use Site may be developed with "Zero Lot

(v) Each access along Harris Boulevard leading into the Mixed Use Site will

(vi) All screening, landscaping and tree save areas on the Mixed Use Site shall

be treated as a gateway entrance and shall be designed to complement

conform to the standards of the Zoning Ordinance and Tree Ordinance

Large maturing trees will be planted along Perimeter Parkway at 40 foot

spacing. Tree save areas located along the southwestern corner and

southern edge of the Mixed Use Site are generally depicted on Sheet RZ-

1. The Petitioner shall seek, where practicable, to preserve trees of 8 inch

caliper or greater during the design and development of the residential

buffer areas by incorporating such features as monuments and

(iii) A landscape strip of at least 35 feet from the right-of-way margin shall be

herbicides may be applied to control the regrowth of removed plant

planting strips and any bus stops and related shelters required by

shall mean a building that is disconnected from the adjacent development

depicted on the Technical Data Sheet) constructed on the Mixed Use Site

"interconnected." For the purposes of this provision, an "interconnected"

building shall mean a building which has a pedestrian connection to the

abutting street and/or the closest building within the Mixed Use Site that

does not crossover drive through lanes or driveways except by way of well

defined pedestrian crosswalk(s) and is otherwise designed in substantially

the same manner as depicted on the Schematic Site Plan. It is

acknowledged that except as otherwise expressly designated on the

Schematic Site Plan to the contrary, each building set forth on the

While areas on the Mixed Use Site devoted to outdoor dining are not

(vi) Buildings located within Development Area "C" on the Mixed Use Site as

intended to be included in the calculation of the square footage limitations

noted above, any off street parking required by the Ordinance will be

generally depicted on the Technical Data Sheet may include ground floor

office and/or retail/restaurant uses of up to 10,000 square feet of gross

floor area with residential units on the remaining floors or may include

residential units on all floors, subject to the development limitations for

buildings, over 360,000 square feet • outdoor recreation

restaurants

and accessories, electronic

appliances, measuring and

office and art supplies,

merchandise show rooms,

recycling centers, drop-off

subdivision sales offices

enclosed building

adult care centers

off-street parking

distribution lines

· vocational schools, within an

Ordinance for the I-1 zoning district:

commercial rooming houses

public utility transmission and

temporary buildings and storage of

materials under certain conditions

following additional provisions:

on Harris Boulevard.

Maximum Building Areas and Development Limitations

offices and governmental

research uses, within an enclosed

retail establishments and business,

personal and recreation services,

up to 10,000 square feet on a lot

outdoor seasonal sales

similar uses

post offices

equipment, household audio and

visual equipment, household

controlling devices, medical

instruments, musical instruments,

ophthalmic goods, pens, pencils,

pharmaceuticals, pumps, search

and navigational equipment, toys

and sport goods, watches, clocks

watch cases and parts, and other

including warehousing in a single

### section diagram on Sheet RZ-4 and as otherwise required by the Ordinance in order to attain a desirable visual perspective from the public showrooms, up to 25,000 square feet (but this square footage Design and Performance Standards - Mixed Use Site limitation does not apply to

# (a) The fronts of buildings located along Reames Road and Harris Boulevard

- respectively will be oriented to the interior of the Mixed Use Site in substantially the manner generally depicted on the Schematic Site Plan and parking, vehicular maneuvering and building service and delivery areas located to the rear of such buildings along Reames Road shall be screened substantially from public view by the incorporation of screen walls, berming, earthforms or landscape plantings in substantially the manner generally depicted on the applicable cross-sections set 14. Transit Stop - Mixed Use Site forth on Sheets RZ-3 and RZ-4.
- (b) Dumpster areas located on the Mixed Use Site will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall of that building may be substituted for a side.
- Any outdoor dining and courtyard area located on the Mixed Use Site may be located within the established, but outside of the required, setbacks along Reames

shrubs, grass and ground cover with appropriate mulching materials in the

- (d) All roof mounted mechanical equipment on the Mixed Use Site will be screened from view from adjoining public rights-of-way and abutting properties as viewed
- (e) All freestanding lighting fixtures, except street lights erected along public streets, 15. Transportation Commitments and large area security lighting on the Mixed Use Site will be uniform in design.

Development Area "C" shall contain pedestrian scale lighting, including portions

- (f) The maximum height of any freestanding lighting fixture, including its base, located on the Mixed Use Site may not exceed 35 feet for non-residential uses and 20 feet for residential uses on Development Area "C". The residential uses on
- (g) All parking lot and service and loading area lighting on the Mixed Use Site shall be capped and designed for "full cut-off" such that direct illumination does not extend past any exterior property line.

of Development Area "C" located along Perimeter Parkway.

- (h) Wall-mounted decorative light fixtures such as sconces are permitted. (i) Buildings located within the Mixed Use Site will feature four-sided architecture that will avoid large expanses of blank, unarticulated walls through the
- introduction of articulated facades, reveals, blending of colors and/or other specifically designed architectural elements as generally depicted on the schematic building elevations illustrated on sheets RZ-5 and RZ-6. Buildings devoted principally to office uses within Development Area "D" as generally depicted on the Technical Data Sheet will include doors and windows along portions of the buildings located along Perimeter Parkway. Furthermore, the first floor of buildings located within Development Area "B-1" as generally depicted on the Technical Data Sheet shall contain windows and doors visible from the adjacent internal street and located no farther apart than 20 linear feet; these windows may be either functional or non-functional; and a minimum of two (2) doors facing the internal street shall be active entrance doors accessible by pedestrians during the hours of operation of the applicable tenants located within
- The structured parking facility contemplated for the Mixed Use Site as shown on the Schematic Site Plan, to the extent constructed, will contain four-sided architecture that will feature precast panels with accent revels and spandrels or other similar treatments. Vehicles parking within any such structured parking facility will be screened from view from the public right-of-way by the use of louvers, grillwork or other appropriate architectural treatments.
- Cross-walk areas as generally depicted on the Schematic Site Plan shall include stamped, elevated concrete treatment to assist in pedestrian safety and access. Furthermore, sidewalks shall be installed within Development Area "C" to extend from the primary entrances of buildings located thereon to Perimeter Parkway and the adjacent internal streets within the Mixed Use Site.
- Prior to submission for the first building permit in connection with construction to take place on the Mixed Use Site, the Petitioner shall establish a Design Review Committee for the Mixed Use Site (the "Design Review Committee"). The Design Review Committee shall have the responsibility for adopting and implementing guidelines for all development taking place within the Mixed Use Site, including without limitation signage, building elevations, building materials, and landscape and hardscape plans. The Design Review Committee shall consist of at least three members, one member of which includes a member of the Charlotte-Mecklenburg Planning Commission Staff. The Petitioner on behalf of his successors and assigns, agrees to work in good faith with all members of the Design Review Committee to obtain their input in connection with the adoption and implementation of the guidelines described above

Off-street parking and loading areas will satisfy the standards established under the

The streetscape treatment along the Mixed Use Site's frontage on Harris Boulevard and

Reames Road and on internal streets within the Mixed Use Site shall conform substantially to the treatments outlined on the cross-sections included on Sheets RZ-3 and RZ-4. Large maturing trees will be spaced at 40 foot intervals along all current or future public street rights-of-ways, and along Harris Boulevard and Reames Road these trees will be supplemented with small maturing trees planted at 30 foot intervals, shrubs and other landscaping elements in the manner generally depicted on Sheet RZ-3.

- Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual in existence as of approval of this petition. Surface level storm water detention, if required to be provided. may be located in common areas but shall not be located in the required buffer
- The storm water management structures shall tie-in to the existing abutting storm water system(s) located within the Long Creek outfall located generally in the area depicted on the Technical Data Sheet. During the permitting stage of the development, the Petitioner shall have the receiving drainage system, located directly downstream from the Site at the next receiving channel and pipe abutting the Site, analyzed to insure that it will not be taken out of standard due to the development contemplated by this rezoning petition. If it is found that the development contemplated by this rezoning petition will cause such receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention on Site or otherwise take such reasonable steps as may be needed to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to the development of this Site, then the Petitioner agrees to provide adequate detention to insure that such drainage system will not be additionally over burdened. In no event, however, shall the Petitioner be required to correct any current problems with the existing receiving
- Best Management Practices (BMPs) will be designed to remove 85% of Total Technical Data Sheet. The "maintained buffer" treatment shall include Suspended Solids and be built according to the N.C. Department of Natural preservation of existing vegetation with certain amounts of clearing and Resources Best Management Practices Manual, April, 1999. The control structures will be installed to match the pre and post-development runoff volumes for the 1 year 24 hour storm, unless lesser criteria is established during plan review, based on proximity to Long Creek. BMP facilities will be located in the southwesterly portion of the Mixed Use Site as generally depicted on the Technical Data Sheet. Wet pond facilities may be utilized and may include construction of a retaining wall or walls as part of such wet pond facilities. Bioretention basins as described in Section 4.0 of the NCDNER Manual 1999 (e.g. rain gardens), may also be utilized in certain areas within the Mixed Use Site
  - subject to development constraints, but will not be required. Additional measures will also be utilized on the Mixed Use Site for controlling erosion and sediment from the disturbed areas and will include the following:
  - Phased grading of a maximum of 65 acres at one time
  - Temporary seeding immediately after completion of land disturbing activity
  - Incorporation of double super silt fences in critical areas of the Mixed Use Site where potential for off site sedimentation is greatest.
  - Incorporation of orange construction barrier fencing along stream buffers as applicable during construction.
  - Incorporation of two-stage sediment basis with outlet weirs sized for a 50 year

### Vehicular Access and Roadways

- Vehicular access to the Mixed Use Site and the Business Park Site shall be as generally depicted on the Technical Data Sheet.
- The placements and configurations of these access points are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and the North Carolina Department of
- The Petitioner proposes to relocate Perimeter Parkway so that it follows the alignment generally depicted on the Technical Data Sheet. The Petitioner will seek abandonment of the right-of-way for Penmeter Parkway which falls outside of the new alignment. Subject to approval of the abandonment as described above and all other applicable governmental approvals, the Petitioner commits to the dedication and conveyance (by quitclaim deed and subject to a reversionary interest in any property not used for right-of-way purposes in the future) of the necessary right-of-way for that portion of the new alignment of Perimeter Parkway. Such right-of-way conveyance and the construction of Parkway shall occur prior to the issuance of the first certificate of occupancy for the first building to be located on the Mixed Use Site, subject, however, to approval of the abandonment as described above and all other applicable governmental approvals. Any utilities located within the former Penmeter Parkway right-of-way shall be abandoned or relocated in a manner which maintains continuous service. Improvements to the road will be made by the Petitioner and are subject to the

# Sidewalks within Public Right-of-way – Mixed Use Site

Any required or non-required sidewalk and/or planting strips throughout the Mixed Use Site may be located inside or outside of public right-of-way. In the event a required sidewalk is located on private property, an easement in favor of the applicable governmental entity shall be established for such sidewalk. Bicycle Parking - Mixed Use Site

approval of the City of Charlotte Department of Transportation.

Use Site in accordance with the provisions of the Ordinance.

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications.

- 12. Signs Mixed Use Site (a) The number, locations and areas of all signs placed on the Mixed Use Site will be erected in accordance with the requirements of the Ordinance. The Petitioner reserves the right to request a master signage system through the Planning Development Flexibility Option outlined in Section
- (b) A uniform signage and graphic system will be employed throughout the Mixed Use Site, which shall be reviewed as part of the Design Review Committee process established pursuant to Section 4(1) above

### The Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reversionary interest for that portion not used for greenway purposes in the future) to

Mecklenburg County for greenway purposes that portion of Long Creek within the area designated on the Technical Data Sheet as the "Greenway Area". The Petition shall manner generally depicted on Sheet RZ-1 and the accompanying crossinstall pedestrian path(s) within the Greenway Area in the manner generally depicted or the Technical Data Sheet. The exact boundaries of the portion of the Greenway Area to be so dedicated are subject to minor change during the development phase. The portion of the Greenway Dedication Area so dedicated to Mecklenburg County shall be evidenced by recorded plat to be filed on or before the issuance of any certificates of occupancy for the Mixed Use Site. The Petitioner shall have the right: to construct a pedestrian path through the Greenway Area; to maintain the Greenway Area; to install and locate utility lines through the Greenway Area and to reserve such easements over the Greenway Area that are necessary to maintain and repair such utility lines and to reserve such other easements as may be reasonably necessary in connection with the development of the Mixed Use Site

The Petitioner agrees to cooperate with Charlotte Area Transit System ("CATS") to provide along Reames Road and Harris Boulevard at locations to be determined by the Petitioner and CATS, one bus stop on Reames Road and two bus stops on Harris Boulevard, subject to applicable review by CDOT and design and development considerations as to the specific locations of the bus stops. Each such bus stop shall include the installation of a bus shelter in accordance with standard specifications of CATS or such enhanced specifications as may be mutually acceptable to CATS and the Petitioner. The bus stops associated with such bus service will be available for use by CATS within six (6) months of the issuance of a final certificate of occupancy for the first building constructed on the Mixed Use Site within 100 feet of each such bus stop location, as determined above unless the construction of such bus stop is delayed for reasons beyond the control of the Petitioner.

If this Rezoning Petition is approved, the Petitioner commits to the following To dedicate and convey (by quitclaim deed) to NCDOT or CDOT (as the case

- may require) where owned by the Petitioner and where not already existing an additional four (4) feet of right-of-way from the back of the existing curb of Harris Boulevard (formerly Reames Road) along the Mixed Use Site's frontage on Harris Boulevard. In addition, the Petitioner shall convey to NCDOT or CDOT (as the case may require) a non-exclusive easement to an area ten (10) feet in width along such additional right-of-way for Harris Boulevard described above to permit the installation of certain utilities, signage, landscaping and sidewalk improvements within the balance of total area of fourteen (14) feet either so conveyed by dedication or easement grant. Such easement instrument shall be in from mutually acceptable to the Petitioner and NCDOT/CDOT, as applicable.
- To dedicate and convey (by quitclaim deed) to NCDOT or CDOT (as the case may require) where owned by the Petitioner and where not already existing up to an additional twelve (12) feet of right-of-way along the Mixed Use Site's frontage on Harris Boulevard to allow for an additional lane within such right-of-way (said dedication to be in addition to the dedication described in Section 15(a) above), provided that (i) any such dedication occurs no sooner than five (5) years after approval of this rezoning petition by Charlotte City Council, (ii) any such dedication does not result in the loss or relocation of any parking/service areas. retaining walls or buildings constructed within Development Area "B" or Development Area "F" or under construction within such areas prior to the end of such five (5) year period, and (iii) NCDOT or CDOT (as the case may be) shall bear all costs associated with installation of the proposed additional lane and any adjustments to landscaping or other improvements located within the then existing setback area. Upon the construction of any such proposed lane and related improvements, and upon the written request of CDOT or NCDOT (as the case may be), the Petitioner shall grant a new 10 foot easement to CDOT or NCDOT (as the case may be) in the same manner as set forth in Section 15(a) above along the new southerly right-of-way margin of Harris Boulevard and the existing easement described in Section 15(a) above shall be extinguished.
- (c) To dedicate and convey (by quitclaim deed) to NCDOT or CDOT (as the case may require) where owned by the Petitioner and where not already existing, that portion of such additional right-of-way along the Site's frontage on realigned Reames Road to result in a 70 foot right-of-way extending from the centerline of the realigned Reames Road, the exact location of such dedicated area to be determined in a manner reasonably acceptable to the Petitioner and NCDOT/CDOT. Additionally, the Petitioner agrees to convey to NCDOT or CDOT (as the case may require) a nonexclusive easement to an area up to 14 fee in width along the eastern right-of-way margin of Reames Road as described above to permit the installation of a sidewalk, planting strip and related improvements, to the extent but only to the extent a planting strip of 8 feet and a sidewalk of 6 feet cannot be installed within the above-referenced right-of-way. Any such easement instrument shall be in form mutually acceptable to the Petitioner and NCDOT/CDOT, as applicable, and shall permit the installation of Petitioner's project signage and lighting and the encroachment of the same within the easement area so conveyed
- (d) The dedications and conveyances described in Section 15(a) and (c) above shall occur on or before the issuance of the final certificate of occupancy for the first building located within the Mixed Use Site. The dedication and conveyance described in Section 15(b) above shall take place at the time described in such (e) To cause to be constructed the following roadway improvements specified as the
- Petitioner's responsibility in the Petitioner's final traffic impact study (the "TIS"): WT Harris/I-485 Ramps Modifying the I-485 northbound exit ramp to allow left turns and right turns from
- feet of storage on such ramp provided that adequate right-of-way is available. WT Harris Boulevard/Reames Road/NorthLake Centre Parkway

the left lane, or, in the alternative to add a second right turn lane with up to 200

 Adding a second right turn lane on northbound Reames Road, with 250 feet of \_storage;\_\_\_\_\_

Adding a second right turn lane on southbound NorthLake Centre Parkway, with

- 200 feet of storage, subject to the current availability of sufficient right of way and / or easements granted or to be granted to NCDOT or CDOT for planting strip/sidewalk improvements so as to accommodate such roadway improvements;
- • Bear the cost of any signal modifications at this intersection resulting from these

# Reames Road/Perimeter Parkway

- Relocating this intersection approximately 300 feet to the south;
- Adding a left turn lane and median, with 200 feet of storage, on southbound Reames Road resulting in a left-over design movement reasonably acceptable to CDOT or NCDOT (as the case may be); and Adding a right turn lane on northbound Reames Road with 150 feet of storage.
- WT Hams Boulevard/Site RIRO Driveway Adding a right turn lane on eastbound WT Harris Boulevard with 150 feet of
- WT Harris Boulevard/Perimeter Parkway/Northlake Mall Driveway
- Adding a second left turn lane on northbound Perimeter Parkway with 450 feet of
- Bear the cost of any signal modifications at this intersection resulting from these improvements; and

Adding a second right turn lane on northbound Perimeter Parkway with 300 feet

Bear the cost of maintaining the design/lay-out of the existing storage and taper lengths associated with the existing EB right turn lane on Harris Boulevard into

### WT Harris Boulevard/I-77 NB Ramps Modifying the I-77 NB exit ramp pavement markings to allow left turns and right

Harris Boulevard beginning at the southbound loop entrance and extending to the I-77 SB Ramp intersection by changing the westbound right turn lane at the loop ramp to a through right lane and extending the pavement to the ramp intersection if CDOT and the NCDOT agree that this is an appropriate modification and such modification does not entail material changes to the existing traffic signal and transportation infrastructure.

In addition, the Petitioner hereby commits to provide a third westbound through lane on

The above referenced improvements described in this Section 15(e) shall be installed prior to issuance of the final certificate of occupancy for any buildings resulting in greater than 180,000 s.f. of commercial space on the Mixed Use Site.

(f) In addition to the roadway improvements described in Section 15(e) above. Petitioner shall contribute \$100,000 to CDOT or NCDOT (as the case may be) toward the cost of improvements to the intersection of Harris Boulevard and Statesville Avenue or the installation of a westbound right turn lane on Harris Boulevard at the I-77 northbound ramp. Such contribution shall be made prior to the issuance of the final certificate of occupancy for the first building constructed on the Mixed Use Site.

Notwithstanding the foregoing, upon receipt of written notice from CDOT or NCDOT (as the case may be) to the Petitioner, which must be delivered within sixty (60) days of approval of this rezoning petition, the Petitioner, in lieu of the financial contribution described above, shall cause to be constructed a right turn lane with 500 feet of storage on westbound WT Harris Boulevard at the I-77 northbound ramps or, in the alternative, a second left turn lane with 250 feet of storage on northbound Statesville Avenue at WT Harris Boulevard, provided, however, the Petitioner's share of the costs associated with each such improvement shall not exceed \$100,000. Petitioner shall obtain an estimate of the costs associated with the improvements designated by CDOT or NCDOT (as the case may be) within thirty (30) days of Petitioner's receipt of the abovereferenced notice from CDOT or NCDOT (as the case may be). To the extent that the estimate for the costs of completing the designated improvements exceeds \$100,000, the Petitioner shall proceed with such im the Petitioner's share of such costs shall not exceed \$100,000, (ii) CDOT or NCDOT pays the costs of such improvements in excess of \$100,000 (i.e., the Petitioner's share of such costs), and (iii) the construction of the designated improvements shall not result in any delay of the infrastructure improvements to be made by the Petitioner in connection with its development of the Mixed Use Site. If Petitioner becomes obligated to provide for the designated roadway improvements, such improvements shall be completed prior to the issuance of the final certificate of occupancy for the first building constructed on the Mixed Use Site, subject, however, to any delays that are beyond the Pentioner's reasonable

### Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, the Schematic Site Plan and other attachments, and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance. Bicycle parking spaces (bike racks) shall be provided for buildings located on the Mixed

> Binding Effect of the Rezoning Documents and Definitions (a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

Sheet will, unless amended in the manner provided under the Ordinance, be

binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and

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—————— C Little 2004 —————

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[: 704.525.6350 F: **7**04.561.8700

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PFROVED BY CITY COUNC!!

Perimeter Woods

PROJECT TEAM PRINCIPAL IN CHARGE Jim Gamble, ASLA

C.Chastain, RLA

PROJECT MANAGER

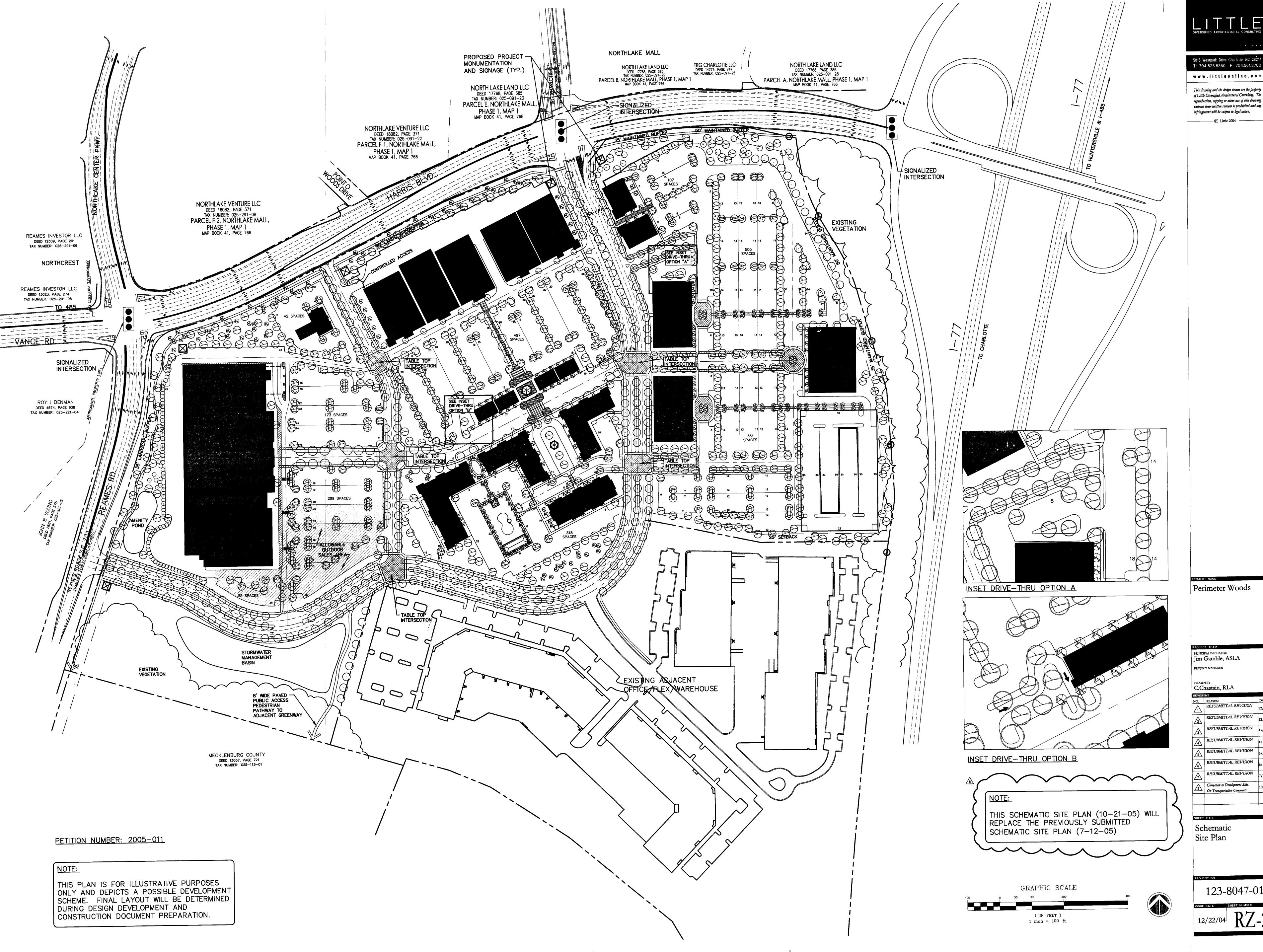
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RESUBMITTAL REVISION

RESUBMITTAL REVISION

Correction to Development Stds. On Transportation Comments Technical Data

23-8047-02 SSUE DATE SHEET NUMBER



T: 704.525.6350 F: 704.561.8700

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PRINCIPAL IN CHARGE Jim Gamble, ASLA

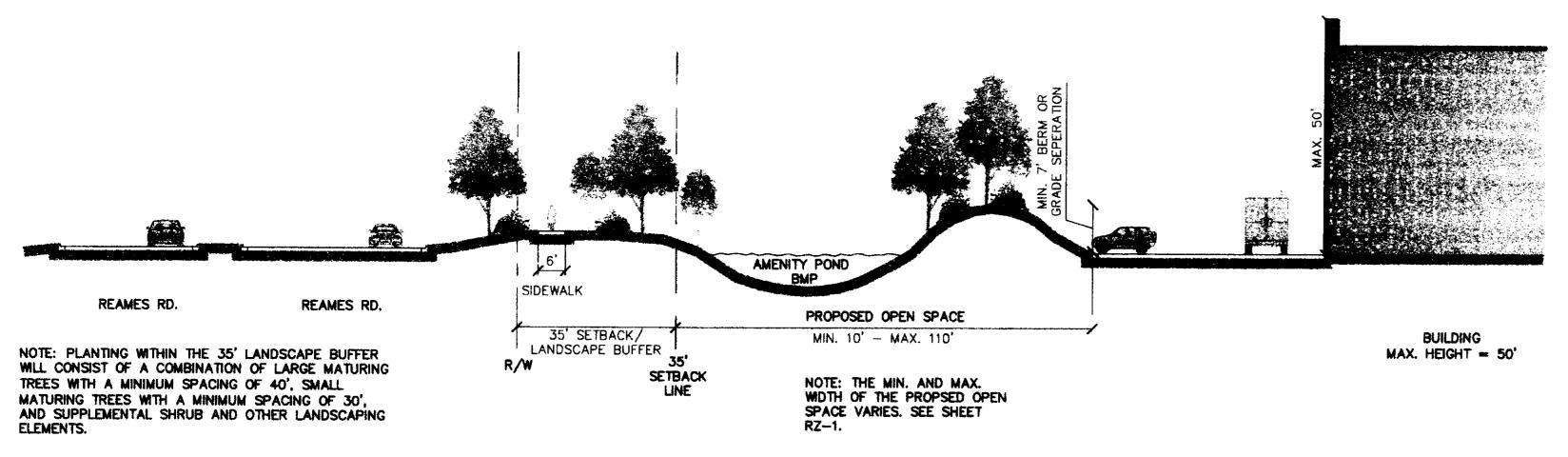
C.Chastain, RLA

RESUBMITTAL REVISION RESUBMITTAL REVISION RESUBMITTAL REVISION RESUBMITTAL REVISION RESUBMITTAL REVISION

Schematic

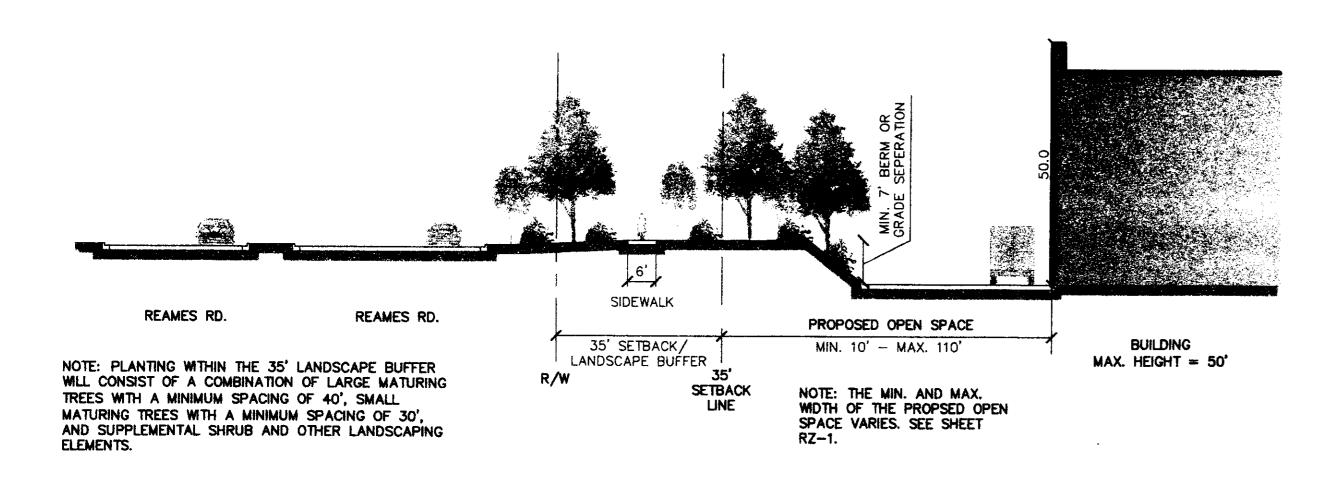
Site Plan

123-8047-01



NOTE: PLANTING WITHIN THE PROPOSED OPEN SPACE IN THE AREAS DEPICTED ON SHEET RZ-1 WILL AS A MINIMUM CONSIST OF LARGE MATURING TREES AT AN AVERAGE OF 6 PER 100 LF, SMALL MATURING TREES AT AN AVERAGE OF 8 PER 100 LF, EVERGREEN AND DECIDUOUS SHRUBS AT AN AVERAGE OF 20 PER 100 LF. A MINIMUM 7' GRADE SEPERATION WILL BE MAINTAINED EITHER THROUGH THE CONSTRUCTION OF A BERM OR CUT SLOPE BETWEEN THE REAMES ROAD RIGHT OF WAY AND THE WESTERN FACING PARKING AND CIRCULATION ARE OF THE PROPOSED BUILDING.

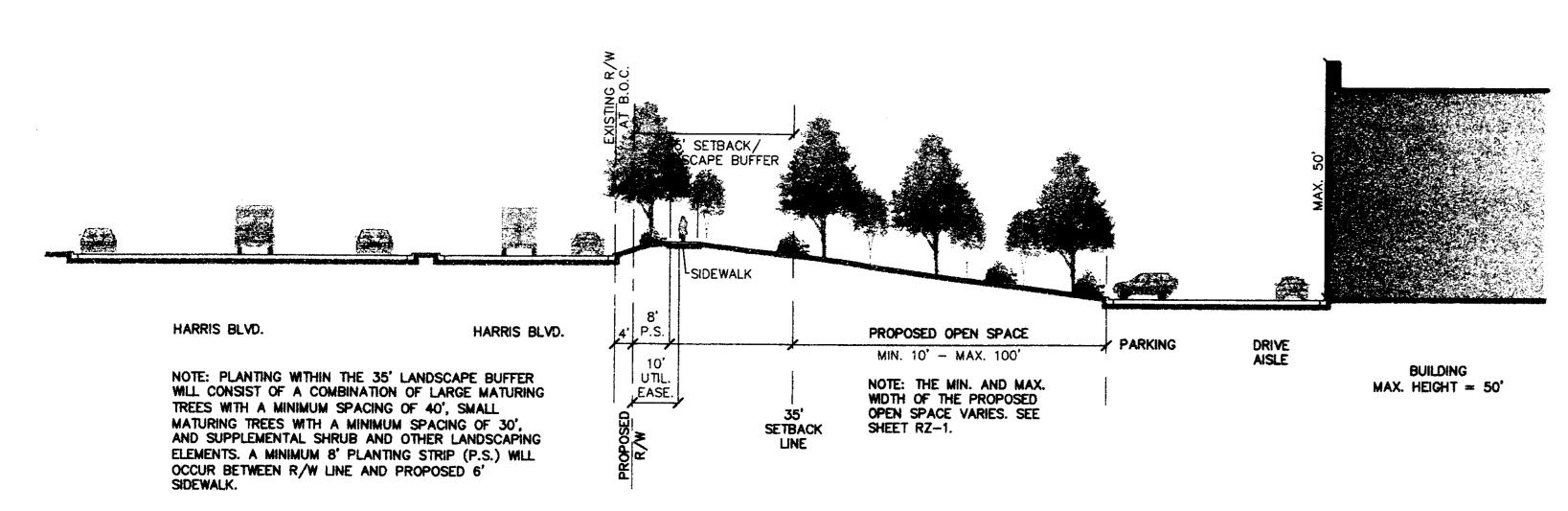
## **SECTION A** 1"=20'



NOTE: PLANTING WITHIN THE PROPOSED OPEN SPACE IN THE AREAS DEPICTED ON SHEET RZ-1 WILL AS A MINIMUM CONSIST OF LARGE MATURING TREES AT AN AVERAGE OF 6 PER 100 LF, SMALL MATURING TREES AT AN AVERAGE OF 8 PER 100 LF, EVERGREEN AND DECIDUOUS SHRUBS AT AN AVERAGE OF 20 PER 100 LF. A MINIMUM 7' GRADE SEPERATION WILL BE MAINTAINED EITHER THROUGH THE CONSTRUCTION OF A BERM OR CUT SLOPE BETWEEN THE REAMES ROAD RIGHT OF WAY AND THE WESTERN FACING PARKING AND CIRCULATION ARE OF THE PROPOSED BUILDING.

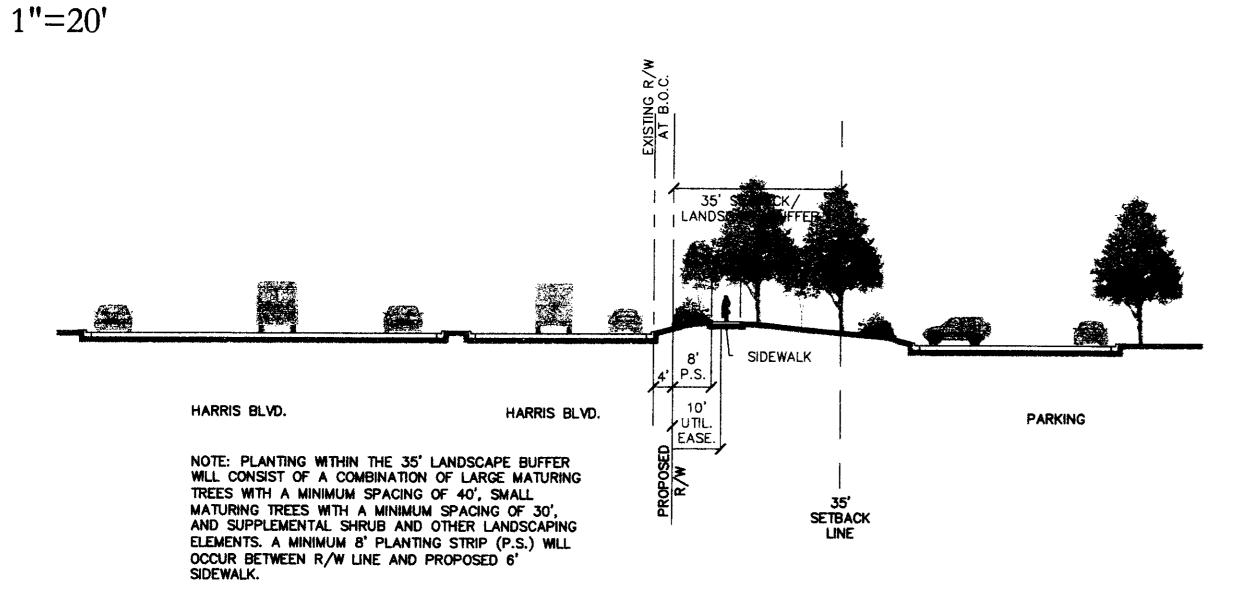
# SECTION B

1"=20'



NOTE: PLANTING WITHIN THE PROPOSED OPEN SPACE IN THE AREAS DEPICTED ON SHEET RZ-1 WILL AS A MINIMUM CONSIST OF LARGE MATURING TREES AT AN AVERAGE OF 8 PER 100 LF, EVERGREEN AND DECIDUOUS SHRUBS AT AN AVERAGE OF 20 PER 100 LF.

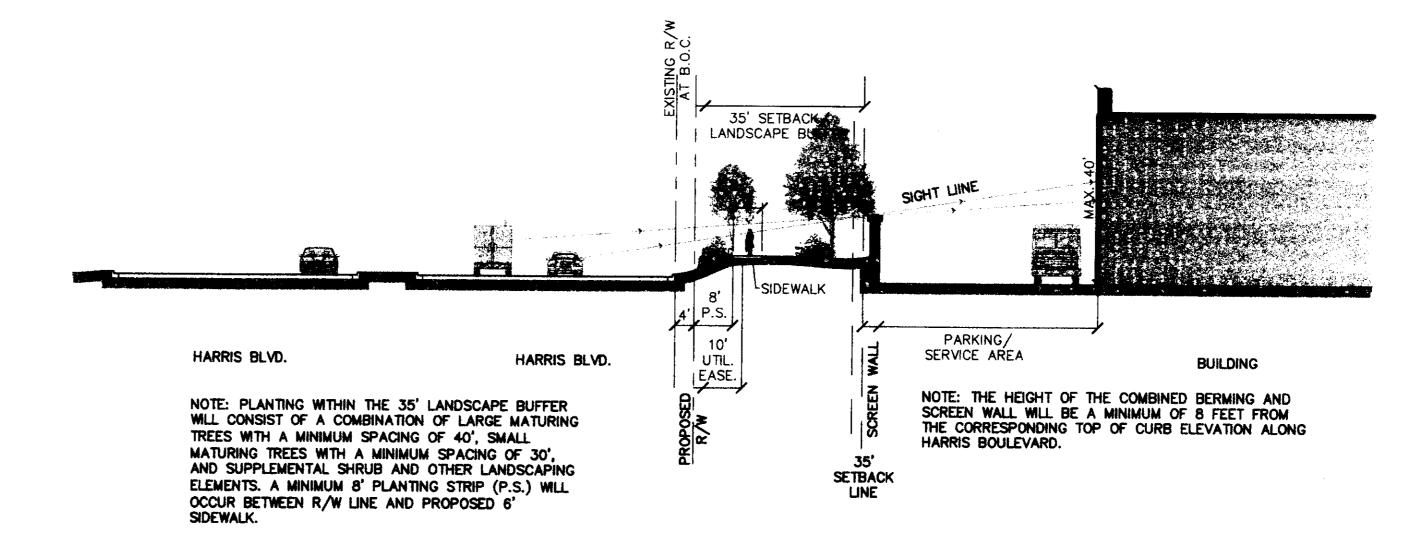
### SECTION C



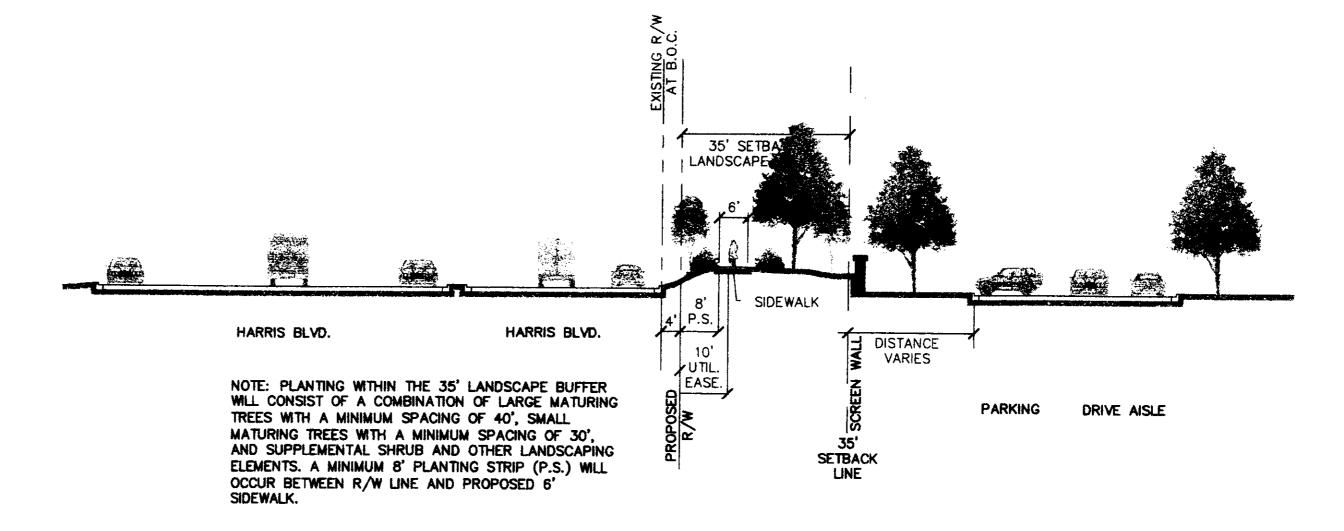
# SECTION D

1"=20'

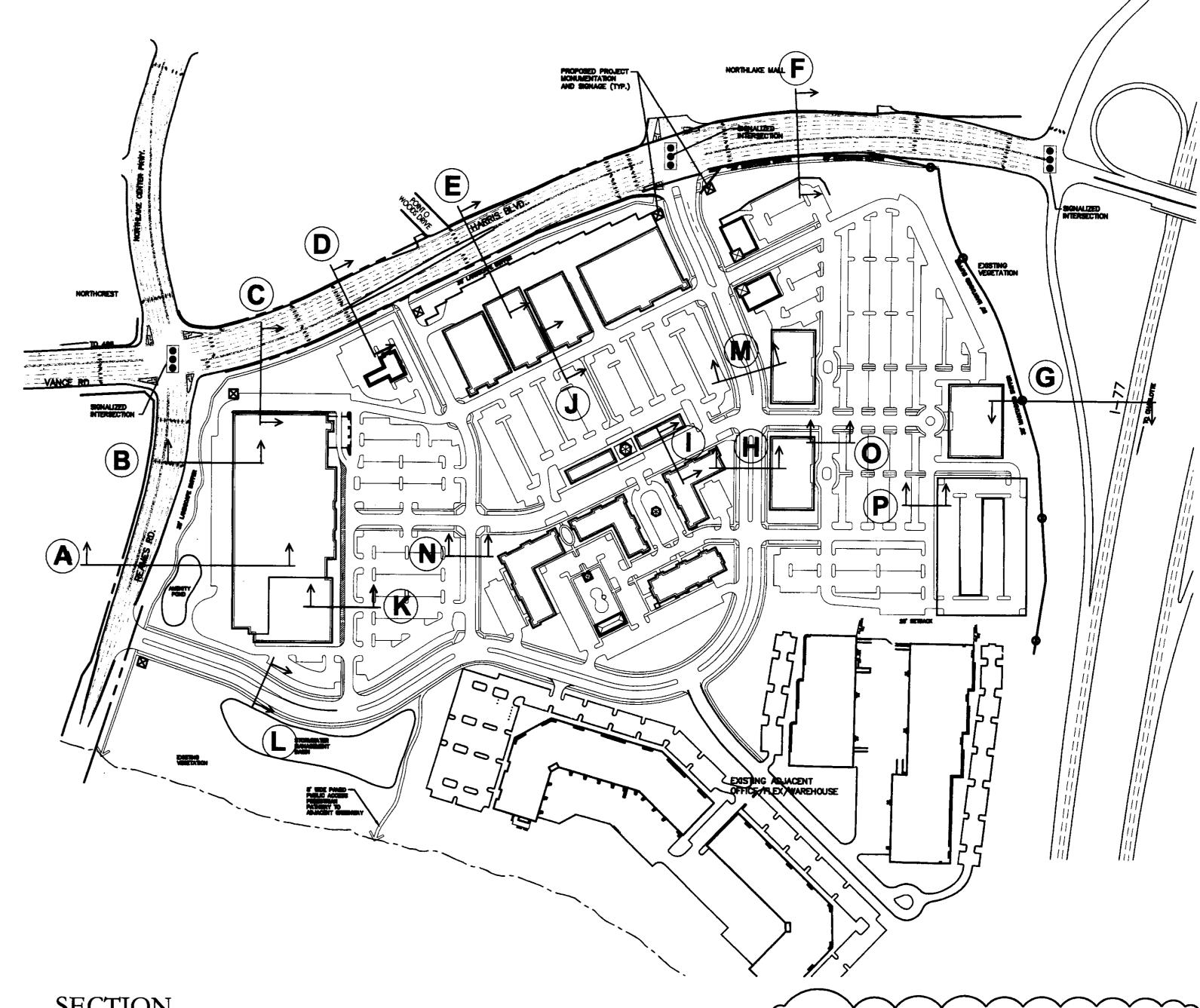
PETITION NUMBER: 2005-011



SECTION E 1"=20'



## SECTION F 1"=20'



SECTION LOCATION MAP 1"=200'

THIS SCHEMATIC SECTION PLAN RZ-3 (10-21-05) WILL REPLACE THE PREVIOUSLY SUBMITTED SCHEMATIC SECTION PLAN RZ-3

(7-12-05).

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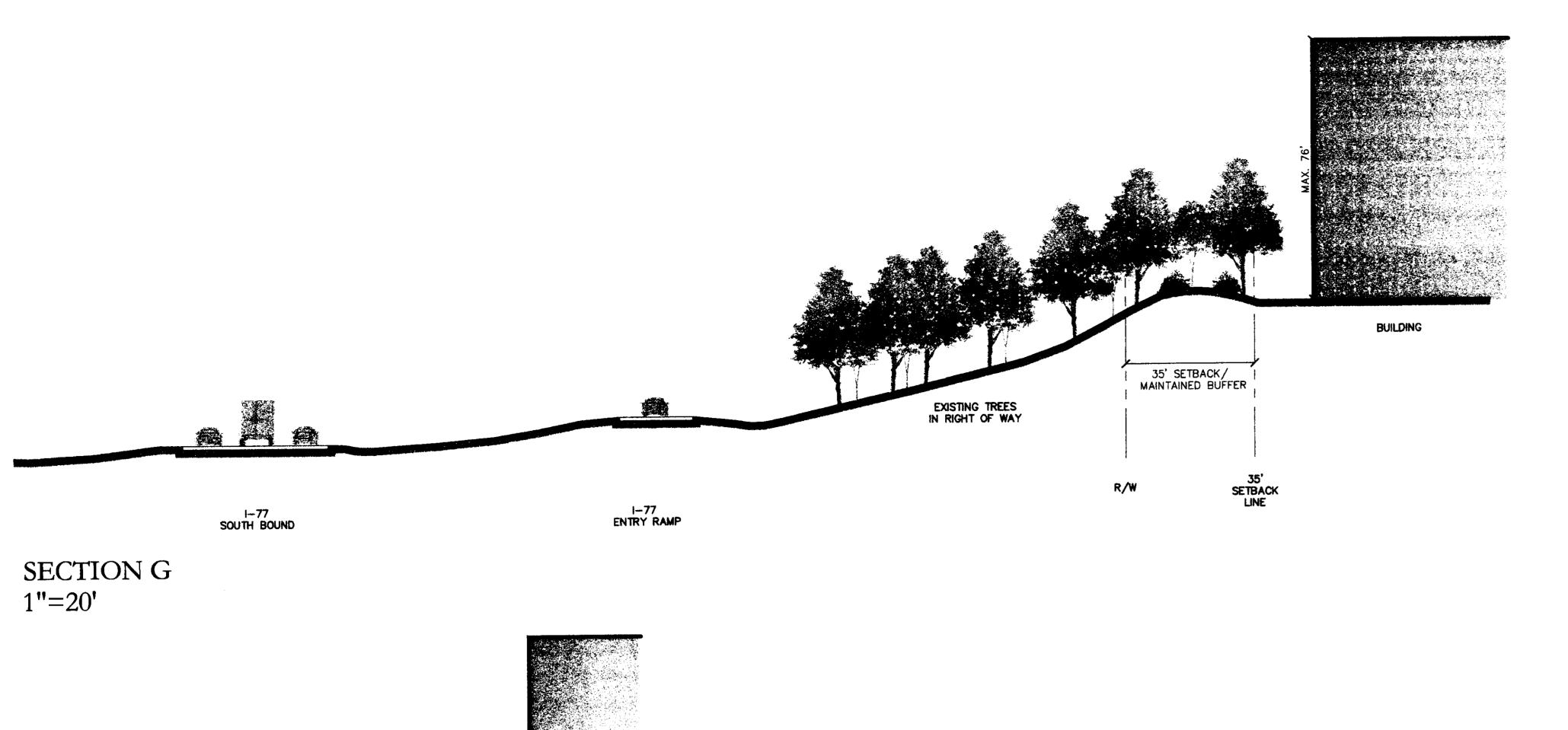
PRINCIPAL IN CHARGE Jim Gamble, ASLA

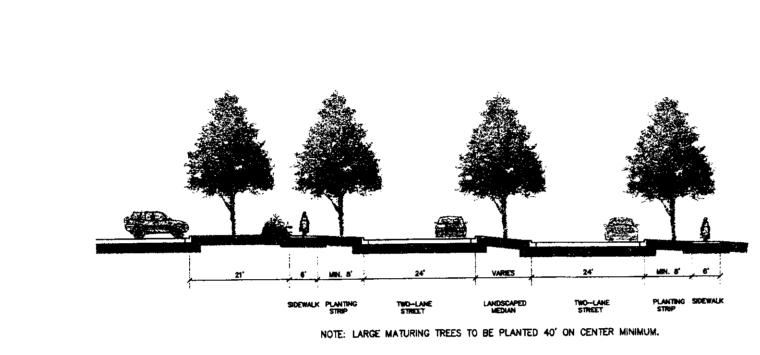
PROJECT MANAGER

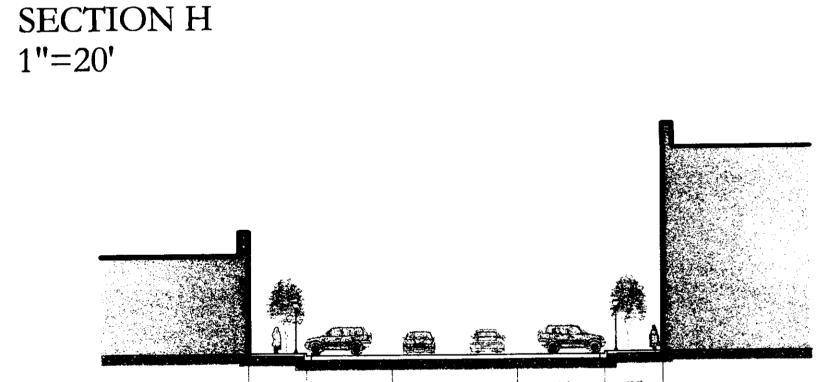
| REVIS<br>NO.         | REASON                                                     | DATE    |
|----------------------|------------------------------------------------------------|---------|
| $\overline{\Lambda}$ | RESUBMITTAL REVISION                                       | 12/01/0 |
| 2                    | RESUBMITTAL REVISION                                       | 12/22/0 |
| 3                    | RESUBMITTAL REVISION                                       | 3/03/05 |
| <u> </u>             | RESUBMITTAL REVISION                                       | 4/15/05 |
| <u></u> 5            | RESUBMITTAL REVISION                                       | 5/20/05 |
| <u>6</u>             | RESUBMITTAL REVISION                                       | 6/20/05 |
| $\overline{\wedge}$  | RESUBMITTAL REVISION                                       | 7/12/05 |
| 8                    | Correction to Development Stds. On Transportation Comments | 10/21/0 |
|                      |                                                            |         |

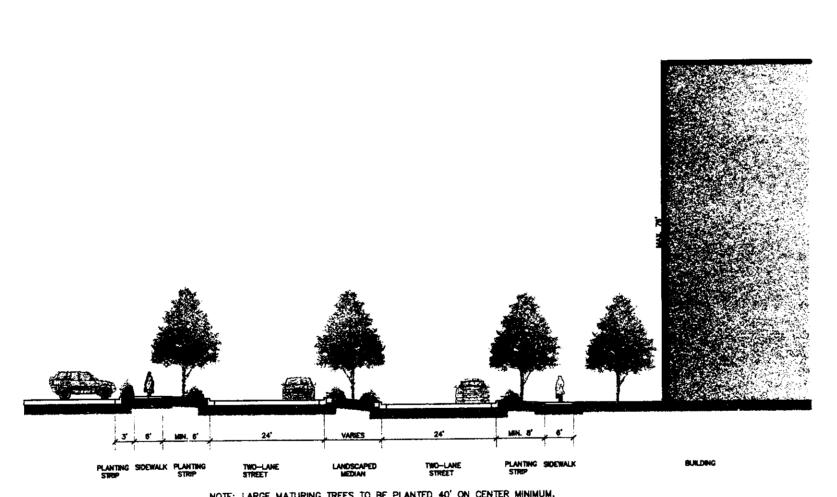
Development Standards/ Schematic Sections

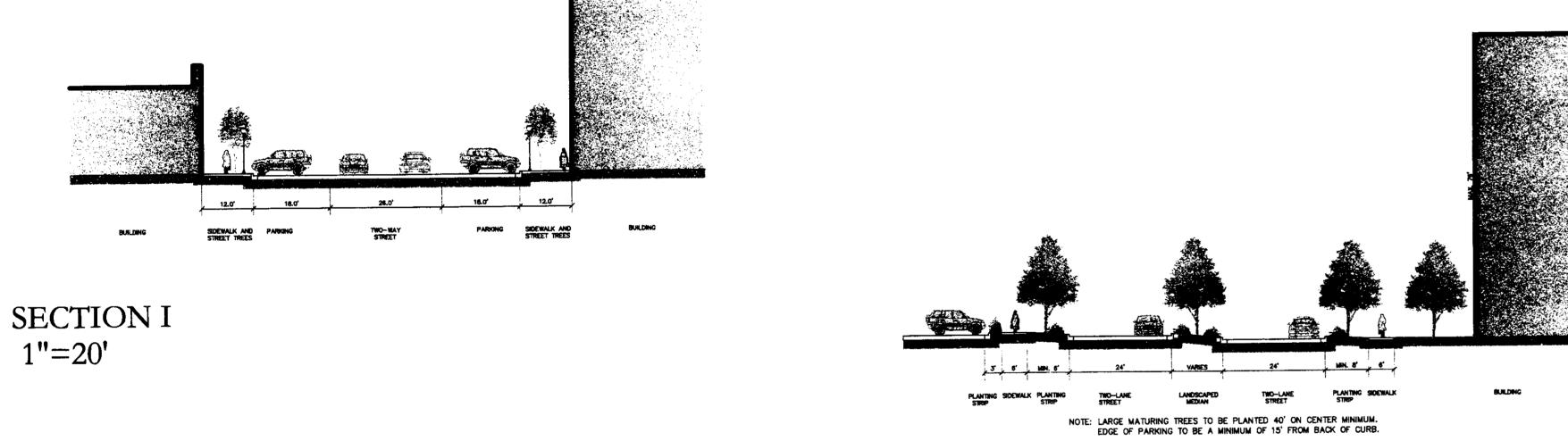
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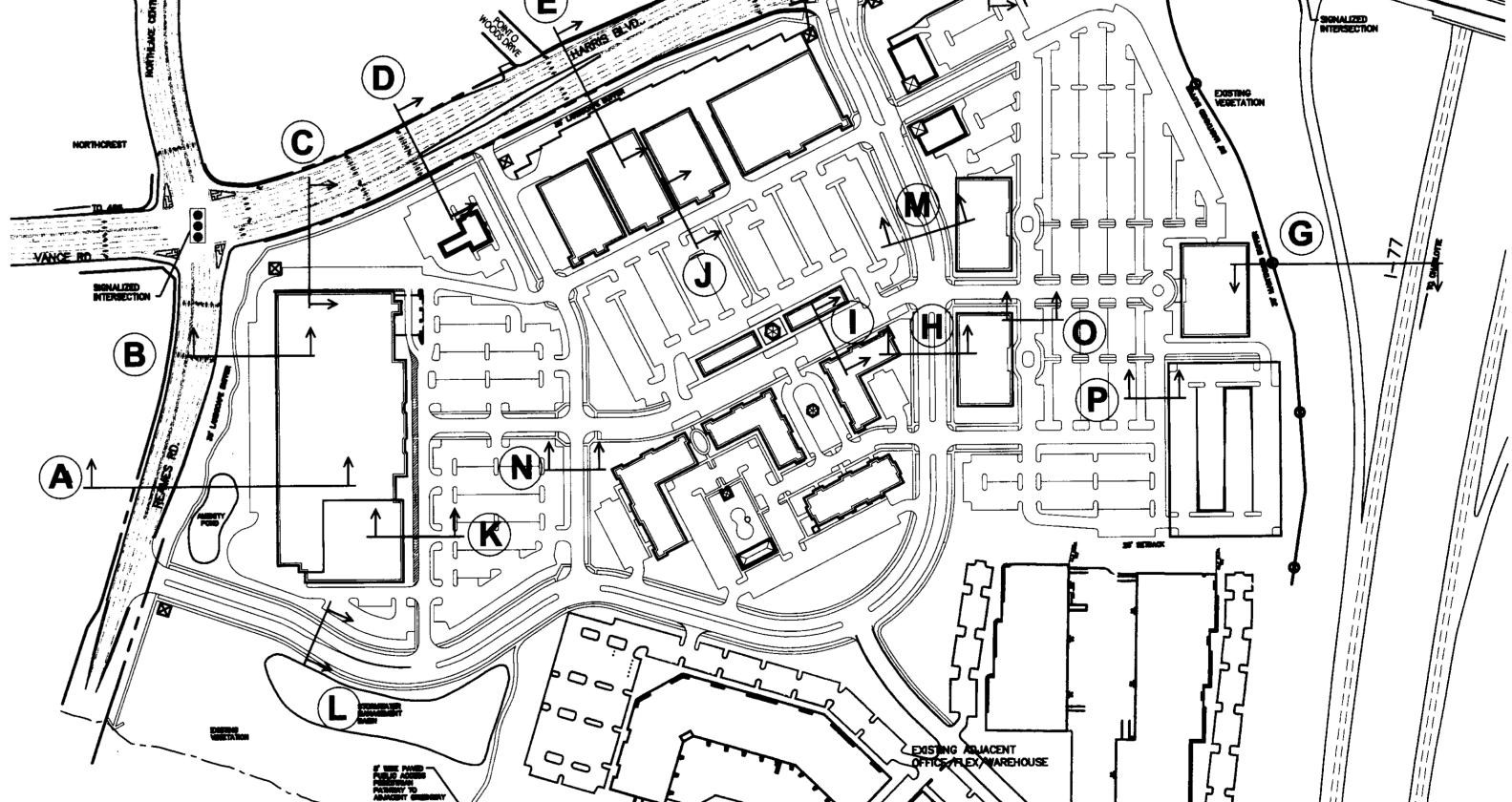


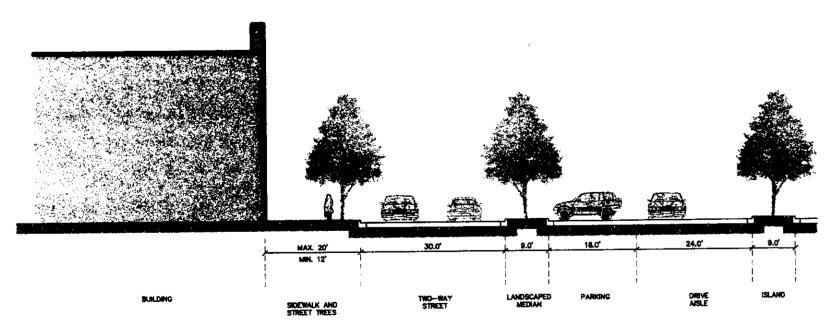


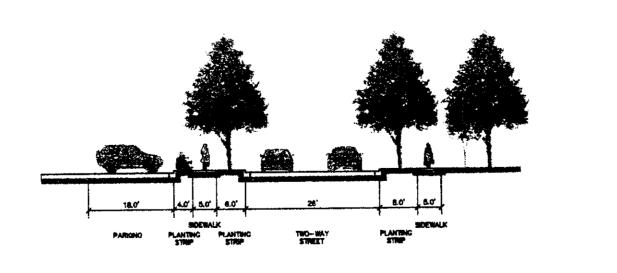


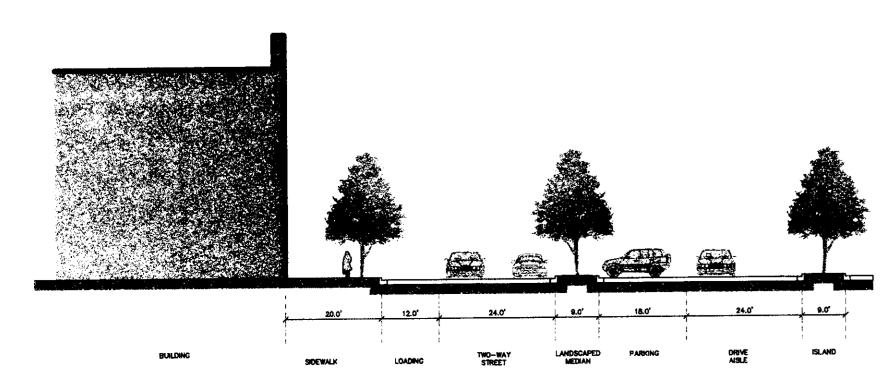
SECTION L 1"=20'

SECTION M 1"=20'









SECTION N 1"=20'

# SECTION K

SECTION J

1"=20'



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SECTION P 1"=20'

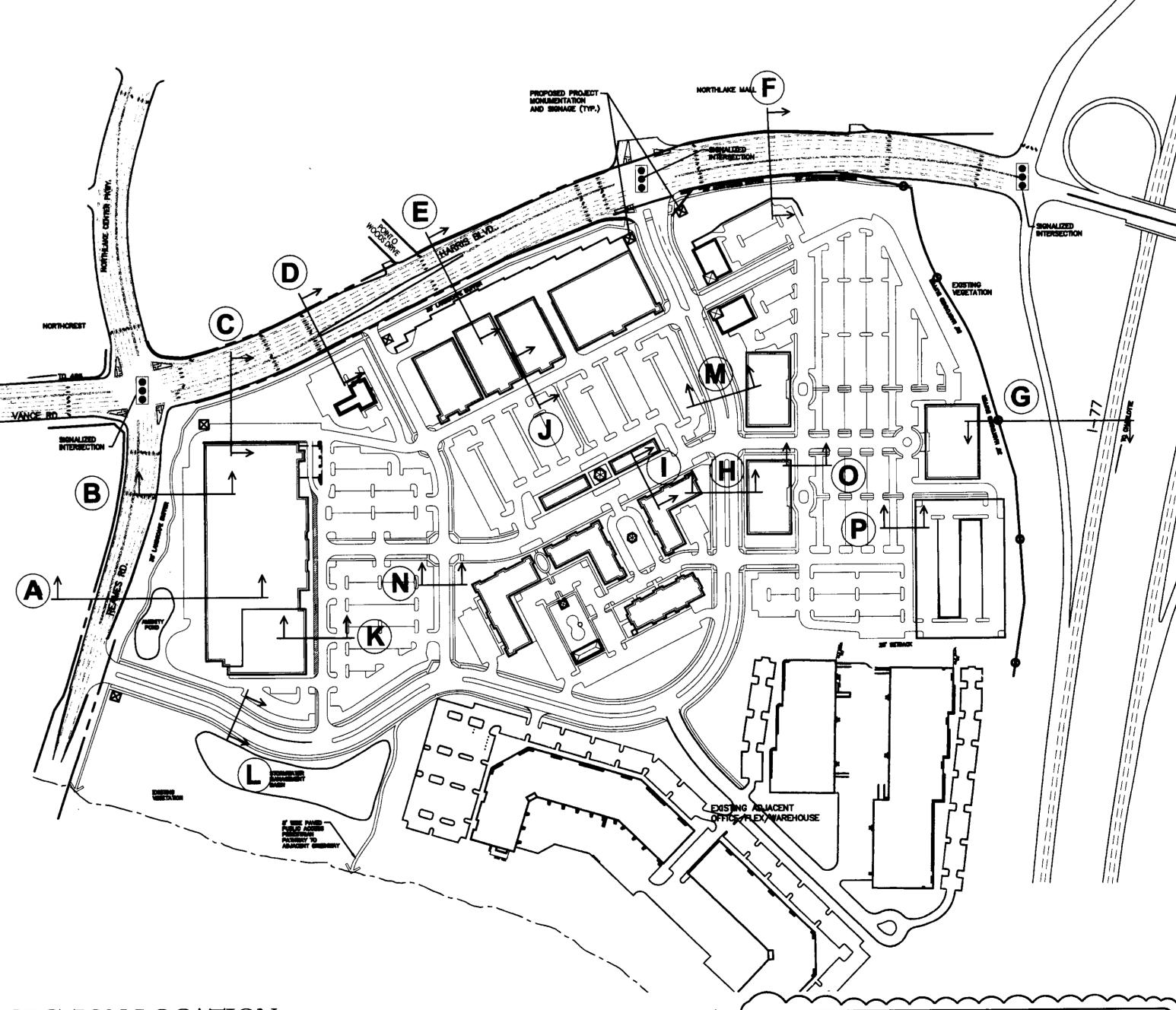
SECTION LOCATION

MAP

1"=200'

SECTION O

1"=20'



THIS SCHEMATIC SECTION PLAN RZ-4 (10-21-05) WILL REPLACE THE PREVIOUSLY SUBMITTED SCHEMATIC SECTION PLAN RZ-4 (7–12–05).

123-8047-01

Development Standards/

Schematic

Sections

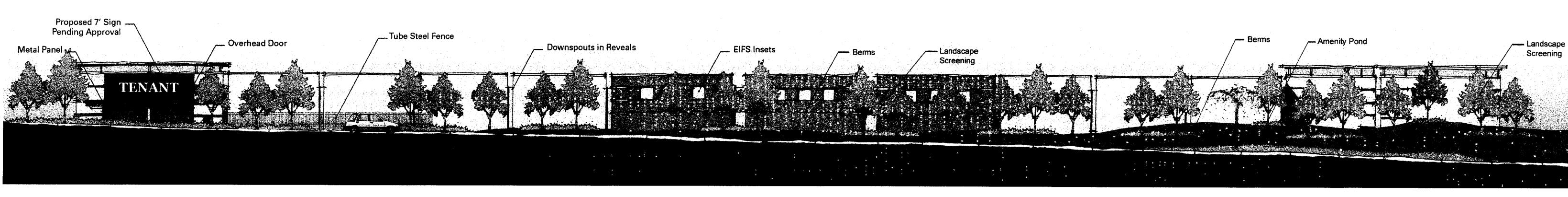
Perimeter Woods

PRINCIPAL IN CHARGE
Jim Gamble, ASLA

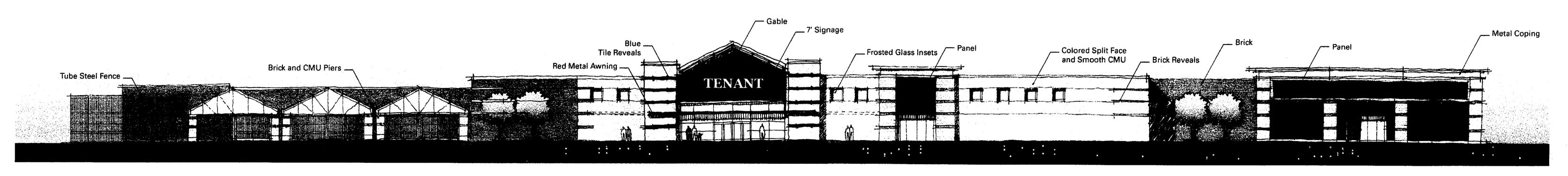
REVISION RESUBMITTAL

REVISION RESUBMITTAL

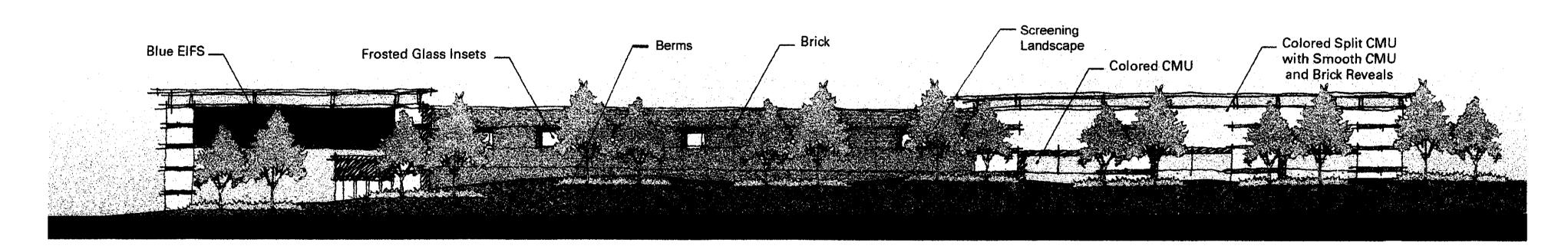
RESUBMITTAL REVISION



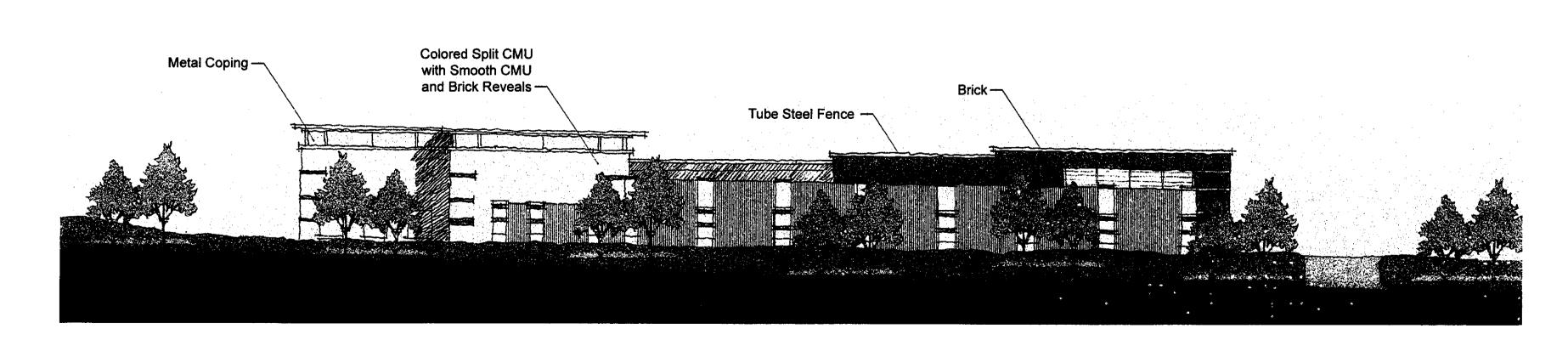
A. HOME IMPROVEMENT
WEST ELEVATION
FROM REAMES ROAD



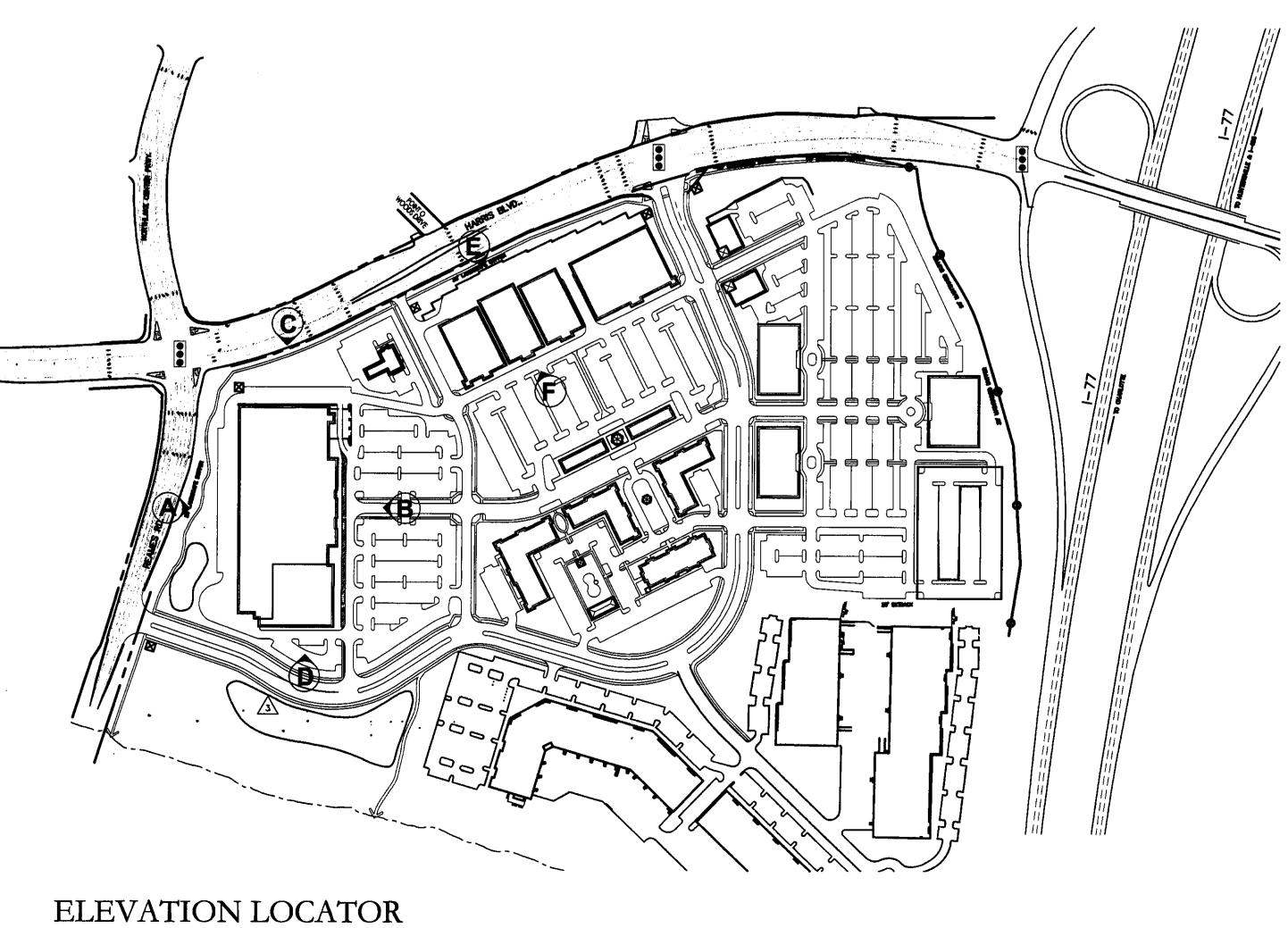
B. HOME IMPROVEMENT EAST ELEVATION FROM INTERIOR



C. HOME IMPROVEMENT
NORTH ELEVATION
FROM HARRIS BOULEVARD



D. HOME IMPROVEMENT
SOUTH ELEVATION
FROM PERIMETER PARKWAY



PRINCIPAL IN CHARGE

Jim Gamble, ASLA

PROJECT MANAGER

DRAWN BY

C.Chastain, RLA

REVISIONS

NO. REASON

RESUBMITTAL REVISION 4/15/05

RESUBMITTAL REVISION 5/20/05

RESUBMITTAL REVISION 6/20/05

RESUBMITTAL REVISION 7/12/05

Correction to Development Stds.
On Transportation Comments

Standards/
Schematic

Home Improvement

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123-8047-01

Elevations

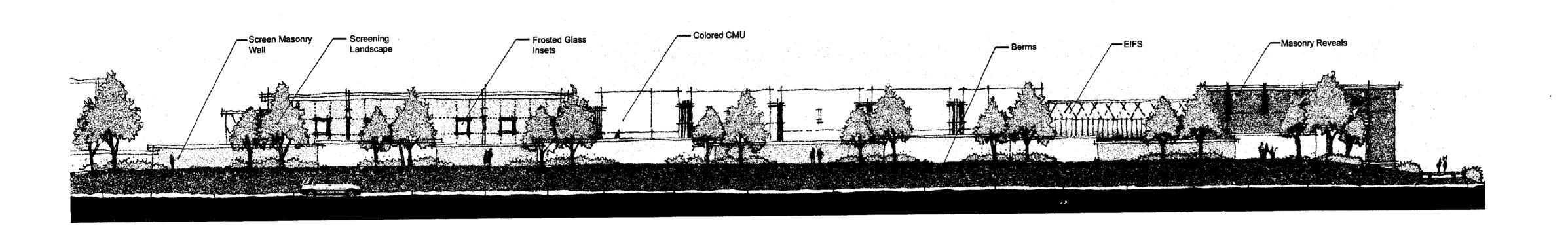
3/03/05 RZ-



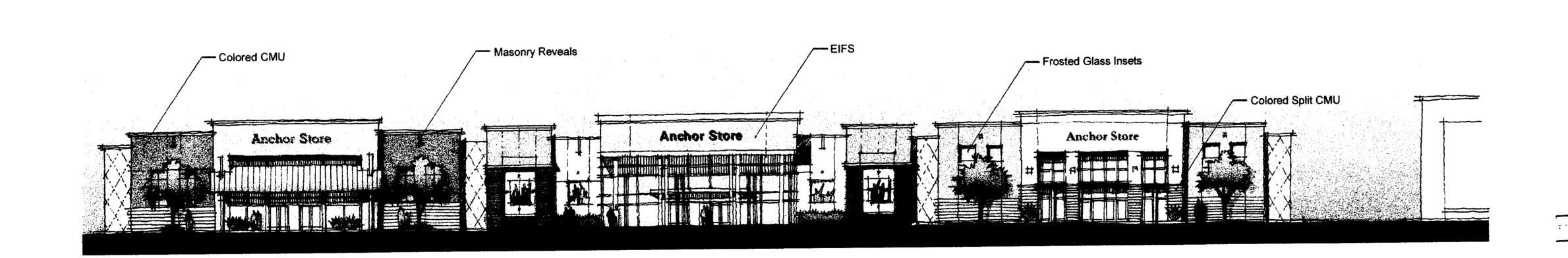
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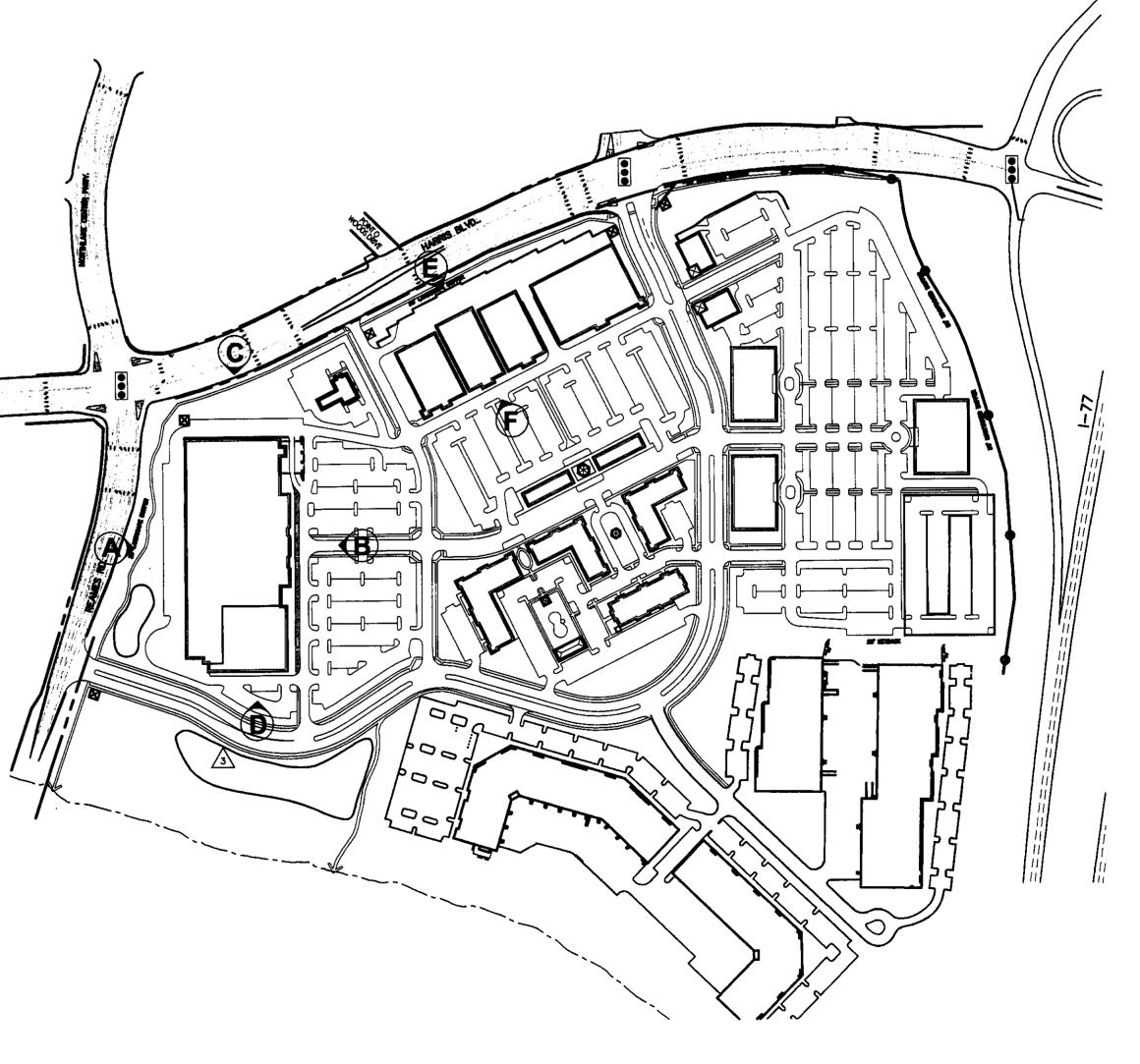
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E. RETAIL STORES
NORTH ELEVATION
FROM HARRIS
BOULEVARD



F. RETAIL STORES SOUTH ELEVATION



ELEVATION LOCATOR

Perimeter Woods

PROJECT TEAM
PRINCIPAL IN CHARGE
Jim Gamble, ASLA

DRAWN BY
C. Chastain, RL

NO. REASON DATE

RESUBMITTAL REVISION 4/15/0

RESUBMITTAL REVISION 5/20/0

RESUBMITTAL REVISION 6/20/0

RESUBMITTAL REVISION 7/12/0

Correction to Development Stds. 00 Transportation Comments

Correction to Development Stds.
On Transportation Comments

Development
Standards/
Schematic
Retail
Elevations

123-8047-01

3/03/05 RZ-6