

Adjacent Property Owners:

- 1 181-124-04 BNY WESTERN TRUST CO TST 105CO TRUST NO. 1999-L P.O. BOX 52085 DC-17 PHOENIX, AZ 85072-2085
- 2 157-173-05 MARK OIL COMPANY INC. P.O. BOX 32064 CHARLOTTE, NC 28232
- 3 157-173-10 B-1 DEVELOPMENT CORP. P.O. BOX 240239 CHARLOTTE, NC 28224
- 4 157-173-07 BIB LLC 923 ROCKFORD RD. HIGH POINT, NC 27262
- 5 157-173-03 SILVER FAMILY LLC P.O. BOX 6363 HIGH POINT, NC 27262
- 6 157-173-02 REEN-RAN ASSOCIATES AND BANK OF AMERICA ASSESSMENTS ATTN: CORPORATE REAL ESTATE MC1-001-03-81 101 N. TRYON ST. CHARLOTTE, NC 28255
- 7 181-124-05 LLC COTSWOLD CENTER ABBEY COURT AND LLC COTSWOLD CENTER TREY BROOKE AND LLC COTSWOLD CENTER HUNNINGTON 300 N. GREENE ST., SUITE 1000 GREENSBORO, NC 27401
- 8 181-12C-97 COTSWOLD HOMES CONDOMINIUMS P.O. BOX 221227 CHARLOTTE, NC 28222
- 9 181-12C-99 COTSWOLD HOMES CONDOMINIUMS P.O. BOX 221227 CHARLOTTE, NC 28222
- 10 181-02C-98 COTSWOLD CENTRE OFFICE CONDOMINIUMS 319 S. SHARON AMITY ROAD CHARLOTTE, NC 28211
- 11 181-021-45 HUNDRED NINE SOUTH THREE & SHARON AMITY LLC (ET AL.) 717 S. TORRENCE ST. CHARLOTTE, NC 28204
- 12 181-021-46 PARTNERSHIP SOUTHEAST RENOZOLPH PARK LTD. & NORTHLAND INVESTMENTS 215C WASHINGTON ST. NEWTON, MA 02462
- 13 181-02C-97 JUAN HEMINGWAY LLC 3623 LATROBE DR. 214 CHARLOTTE, NC 28211
- 14 181-021-49 RICHARD DANIEL GUINEY JR. & RTA SIX PES GUINEY P.O. BOX 580035 CHARLOTTE, NC 28216
- 15 181-021-50 CURTEL PARTNERSHIP 820 S. MACARTHUR, SUITE 105-383 COPPELL, TX 75019
- 16 181-021-04 COTSWOLD CAPITAL LLC & SOUTHERN REAL ESTATE P.O. BOX 35809 CHARLOTTE, NC 28235
- 17 181-021-02 JOHN THOMAS BELK, JR. & MORT G. BELK 733 PLANTATION ESTATES DR., APT. E412 MATTHEWS, NC 28105
- 18 181-021-01 DHS ASSOCIATES LLC 319 S. SHARON AMITY ROAD CHARLOTTE, NC 28224
- 19 181-031-04 WITHROW ENTERPRISES, INC. COTSWOLD CORNERS LLC 2633 WILKINSON BLVD. CHARLOTTE, NC 28208

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	4°10'51"	1710.93	124.85	124.82	69.45 S 47°23'55"E	
2	13°10'20"	1112.09	255.67	255.11	120.40 S 65°55'42"W	
3	31°11'22"	160.39	87.31	86.24	44.77 S 15°03'43"E	
4	52°57'57"	105.46	97.49	94.06	52.54 N 25°57'00"W	
5	21°46'37"	145.57	55.48	55.15	29.00 S 41°32'36"E	
6	50°43'18"	56.04	49.61	48.01	26.56 S 05°17'38"E	
7	37°13'38"	446.93	292.39	289.31	150.53 S 21°49'19"W	
8	5°37'22"	1697.50	146.59	146.52	03.36 N 38°26'39"W	
9	0°56'45"	3040.64	50.20	50.20	25.13 N 37°32'15"W	
10	0°09'38"	1697.93	4.76	4.76	2.38 N 37°57'03"W	

COTSWOLD MALL REZONING Development Notes

1. **GENERAL PROVISIONS**
 - 1.1 This rezoning petition relates to that certain 21.706 acre parcel lying within Mecklenburg County, located at 112 S. Sharon Amity Road, hereinafter referred to as the "Site".
 - 1.2 Development of the Site will be controlled by the standards depicted on this Rezoning Plan and by the standards of the Charlotte Zoning Ordinance (the "Ordinance"). The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings, features and uses on the Site, but the exact configurations, numbers, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases.
2. **STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING PLAN**
 - 2.1 Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the Site.
 - 2.2 The Rezoning Plan identifies building footprints. These building footprints reflect their approximate size. However, the exact location and footprint of the buildings are subject to change.
3. **PERMITTED USES**
 - 3.1 The Site may be devoted to office, retail, restaurant, drive-through and residential uses along with associated accessory uses and parking and service areas allowed under the Ordinance in a CC District.
4. **DESIGN AND PERFORMANCE STANDARDS**
 - 4.1 The proposed buildings and development will comply with all Ordinance requirements for signage, buffering, screening and landscaping.
 - 4.2 The Site shall comply with all requirements of the Charlotte Tree Ordinance.
 - 4.3 All dumpsters, loading areas and service areas will be screened in accordance with Section 12.203 of the Ordinance.
 - 4.4 Off-street vehicular parking will be provided which meets or exceeds the requirements of the Ordinance.
 - 4.5 On premises directional and instructional signage will be permitted in accordance with Section 13.156 of the Ordinance.
5. **PARKING**
 - 5.1 Off-street vehicular parking for the Site shall meet or exceed the minimum standards established by the Ordinance.
6. **ALTERATIONS TO PLAN**
 - 6.1 Future amendments to the Rezoning Plan and these Development Notes may be applied for by the then-current owners of the tract or tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
7. **BINDING EFFECT**
 - 7.1 Upon approval, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and, issue to the benefit of the Permittees and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - 7.2 Throughout these Development Notes, the terms "Developer", "Petitioner", "Owner" or "Owners" shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the Site who may be involved in its development from time to time.

Site Data:	
TAX PARCEL NUMBER:	181-124-03
SITE AREA:	21.73 ACRES
EXISTING BUILDING AREA:	265,841 S.F.
PROPOSED NEW BUILDING AREA:	7,406 S.F.
TOTAL PROPOSED BUILDING AREA:	273,247 S.F.
PARKING SHOWN:	1,195 SPACES
RATIO PROVIDED:	4.37 SPACES/1,000 S.F.
PARKING REQUIRED PER ZONING AT 1 SPACE PER 250 S.F.:	1,093 SPACES
EXISTING ZONING:	B-1 SCD
PROPOSED ZONING:	CC

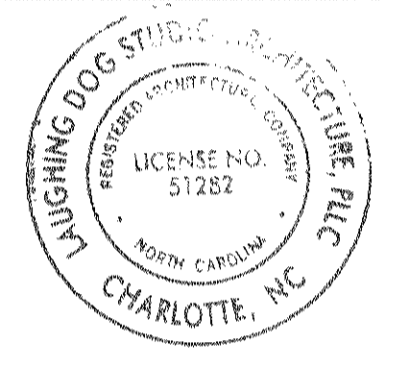
1 Rezoning Site Plan
SP1 Scale 1" = 60'-0"



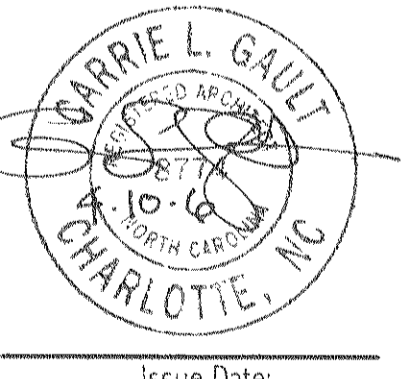
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Cotswold Village Shops
S. Sharon Amity Rd. & Randolph Rd.
Charlotte, North Carolina 28211



Issue Date:
04.10.06
Drawn By:
DGH
05-81
Rezoning Site Plan

SP1

COTSWOLD VILLAGE SHOPS
10 APRIL 2006 *TDH*

PROPOSED BUILDING -
RANDOLPH ROAD VIEW



PROPOSED BUILDING - PARKING LOT VIEW

NCARB CERTIFIED

1309 CENTRAL AVENUE
CHARLOTTE, NC 28205

#7043348724

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A DOG'S TAIL CANNOT BE MADE STRAIGHT. MOZAMBIKAN SAYING





**CORNWOLD VILLAGE SHOPS
PROPOSED PLAZA PLAN**

10 APRIL 2006 1/6" = 1'-0" Datt.