

SITE DATA:
SITE AREA: 18.7473 ACRES
TAX PARCEL ID NUMBER: 159-01144
EXISTING ZONING: R-22MF
PROPOSED ZONING: MUDD

BACKGROUND STATEMENT:
 DORAL II LIMITED PARTNERSHIP IS THE PETITIONER ON THAT CERTAIN REZONING APPLICATION ("THE PETITION") RELATING TO AN APPROXIMATELY 18.7473 ACRE SITE LOCATED ON MONROE ROAD IN CHARLOTTE, NORTH CAROLINA (THE "SITE"). THE SITE IS CURRENTLY ZONED MF-22. THE PETITION SEEKS TO HAVE THE SITE REZONED TO MUDD.

- DEVELOPMENT STANDARDS:**
1. THESE DEVELOPMENT STANDARDS (THE "DEVELOPMENT STANDARDS") FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE PETITION TO ACCOMMODATE DEVELOPMENT OF THE SITE.
 2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD ZONING CLASSIFICATION SHALL GOVERN ALL DEVELOPMENT ON THE SITE.
 3. THE SITE PLANS AND ELEVATIONS PROVIDED WITH THIS DOCUMENT ARE SCHEMATIC IN NATURE AND NOT TO BE CONSIDERED AS SPECIFIC DEVELOPMENT PLANS BUT RATHER AS PRELIMINARY GRAPHIC REPRESENTATIONS OF A POSSIBLE GENERAL ARRANGEMENT OF USES, ACCESS POINTS, DRIVEWAYS, BUILDINGS, DWELLING UNITS, BUILDING MATERIALS AND PARKING SPACES ARE CONCEPTUAL IN NATURE AND MAY BE MODIFIED OR ALTERED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE CONTEXT OF THE DEVELOPMENT STANDARDS.
 4. THE SITE SHALL PERMIT THE USE OF MULTI-FAMILY AND SINGLE FAMILY RESIDENTIAL TOWNHOMES AS WELL AS NO MORE THAN 40,000 SQUARE FEET OF COMMERCIAL USES.
 5. ALONG THE FRONTAGE OF MONROE ROAD, BRAMLETT ROAD AND COLONNADE DRIVE, THE SITE SHALL HAVE AN 8' PLANTING STRIP AND A 6' SIDEWALK.
 6. OFF-STREET PARKING (FOR BOTH VEHICLES AND BICYCLES) WILL MEET OR EXCEED THE MINIMUM STANDARDS OF THE ZONING ORDINANCE. ALL RESIDENT PARKING (AS DISTINGUISHED FROM GUEST, VISITOR AND/OR COMMERCIAL PARKING) SHALL BE SECURED BY MEANS OF A GATE.
 7. ALL SIGNS INSTALLED ON SITE SHALL BE DONE SO IN ACCORDANCE WITH APPLICABLE ORDINANCES.
 8. ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CHARLOTTE FIRE MARSHALL'S SPECIFICATIONS. PLANS FOR ANY VERTICAL IMPROVEMENTS WILL BE SUBMITTED TO THE FIRE MARSHALL'S OFFICE FOR APPROVAL DURING THE BUILDING PERMITTING PROCESS FOR APPROVAL.
 9. ALL DUMPSTERS, IF ANY, EITHER WILL BE LOCATED WITHIN THE BUILDING FOOTPRINT OR SHALL BE SCREENED WITH A SOLID ENCLOSURE WITH GATES.
 10. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THE SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THESE DEVELOPMENT STANDARDS. UNLESS SPECIFICALLY NOTED IN THE DEVELOPMENT STANDARDS, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THE SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 11. ON-STREET PARKING SHALL BE PROVIDED ONLY WITHIN THE SITE DEVELOPMENT.
 12. NOTHING IN THIS DOCUMENT SHALL BE CONSTRUED TO PROHIBIT THE SUBDIVISION OF THE SITE AND/OR RECOMBINATION OF A PORTION OF THE SITE WITH ADJACENT PROPERTY.
 13. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS "PETITIONER", "OWNER" AND "OWNERS" SHALL BE DEEMED TO INCLUDE THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS-IN-INTEREST AND ASSIGNS FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT OF THE SITE.
 14. ALL OUTDOOR LIGHTING SHALL BE FULL CUT-OFF TYPE LIGHTING FIXTURES WITH THE EXCEPTION OF LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG DRIVEWAYS, SIDEWALKS AND SURFACE PARKING AREAS. SITE LIGHTING, IF PROVIDED, WILL BE LIMITED TO 20 FEET IN HEIGHT AND WILL BE SHIELDED OR CAPPED.
 15. THE SITE WILL TIE-IN TO EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
 16. URBAN OPEN SPACE SHALL BE PROVIDED FOR ALL BUILDING GREATER THAN 50,000 SQUARE FEET IN SIZE AT A RATE OF 1 SQUARE FOOT PER 100 SQUARE FEET OF BUILDING SIZE.
 17. MULTI-FAMILY COMPLEXES MUST MEET ALL REQUIREMENTS AS STATED IN CHAPTERS 9 AND 12 OF THE ORDINANCE REGARDING SOLID WASTE DUMPSTER, COMPACTOR AND RECYCLING AREAS.
 18. THE MAXIMUM HEIGHT OF THE BUILDING SHALL NOT EXCEED 120' ABOVE THE AVERAGE GRADE.
 19. THE PETITIONER ANTICIPATES THAT THE PROJECT WILL HAVE NO MORE THAN 400 UNITS OF MULTI-FAMILY AND 95 UNITS OF TOWNHOMES.

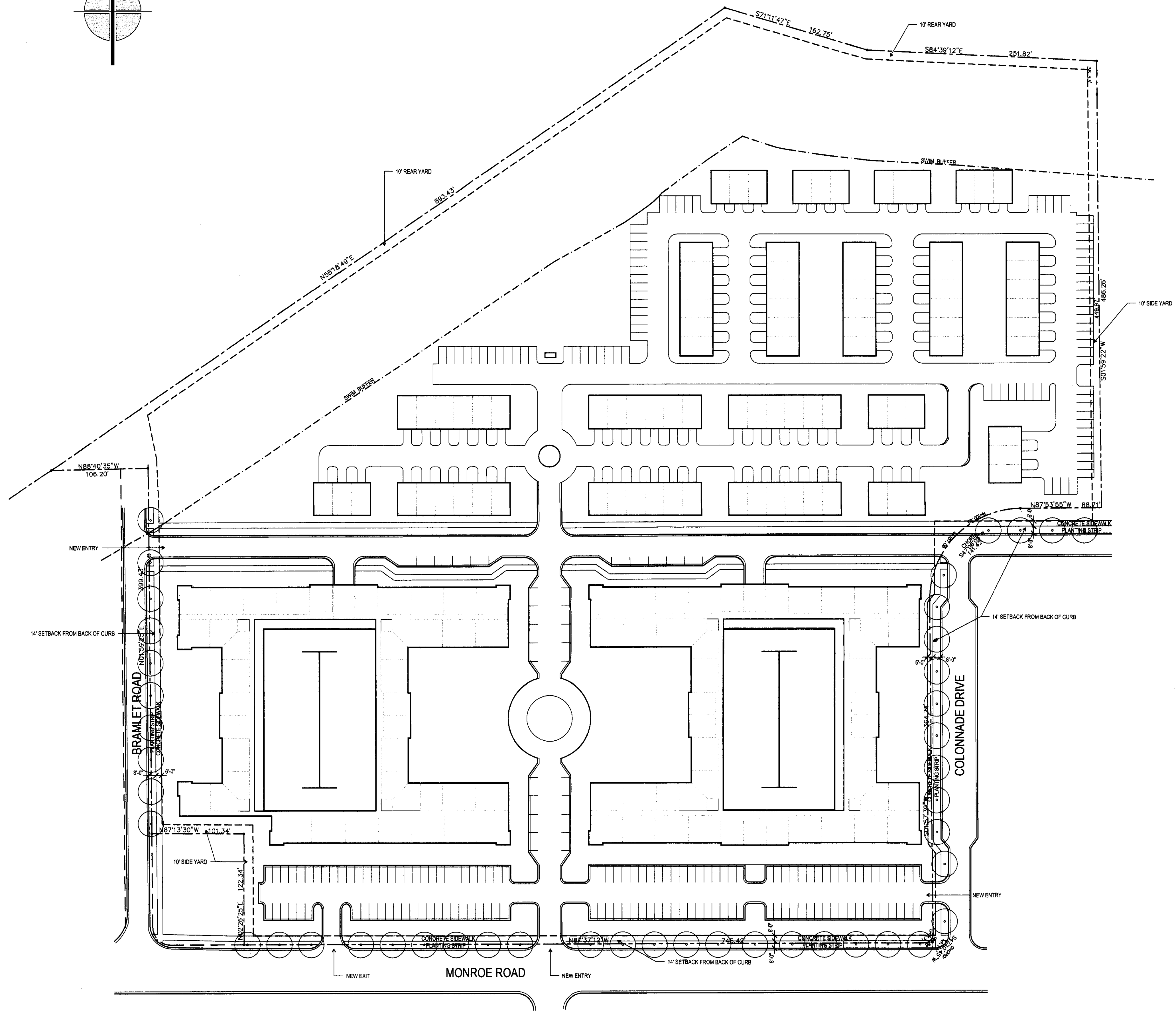
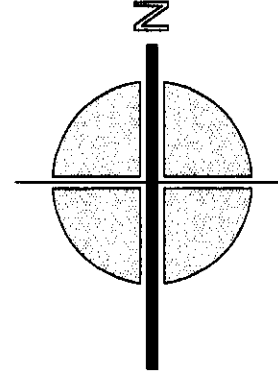
MONROE ROAD, COLONNADE DRIVE
 AND BRAMLETT ROAD
 REZONING PETITION

Charlotte, North Carolina

NOT FOR
 CONSTRUCTION

Project No: 2812
 Issue Date: 19 March 2008
 Issued For:
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Technical Data
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1 ILLUSTRATIVE PLAN
A3 1" = 60'-0"



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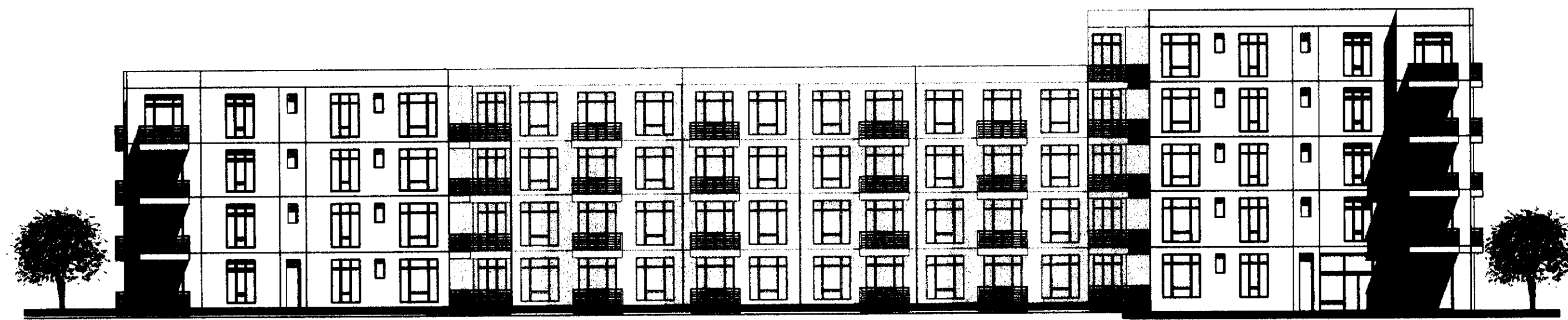
Illustrative Site plan
Sheet 3 of 5

A3

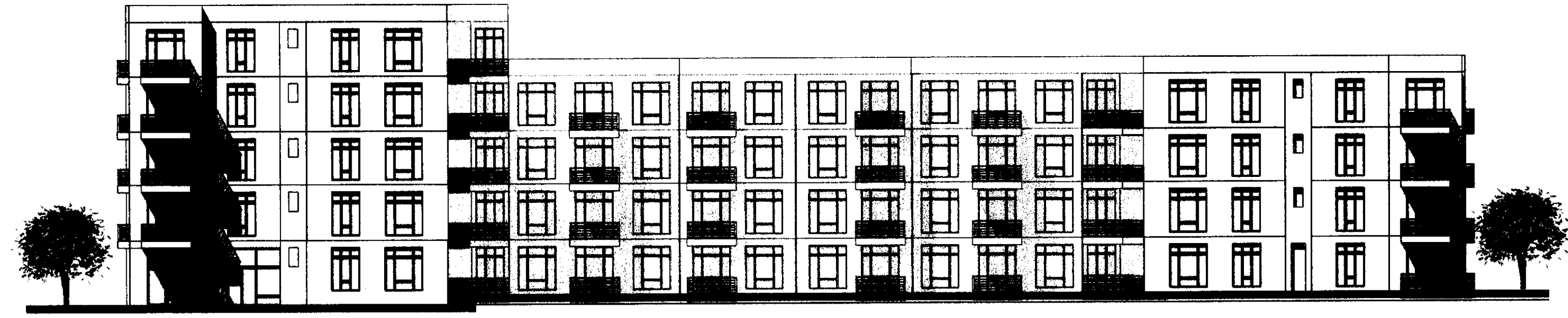


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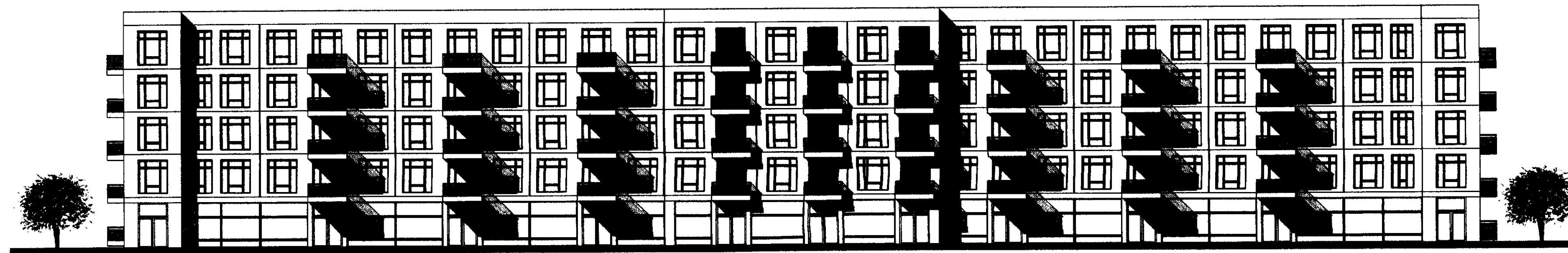
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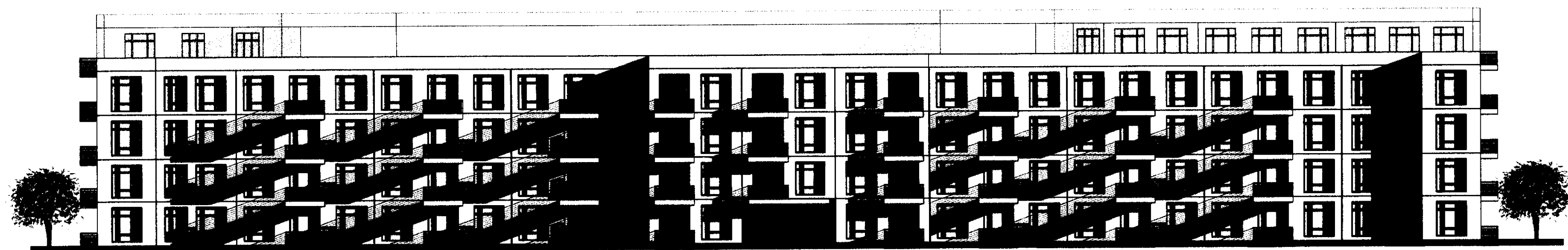
CONCEPTUAL WEST ELEVATION
NOT TO SCALE



CONCEPTUAL EAST ELEVATION
NOT TO SCALE



CONCEPTUAL SOUTH ELEVATION
NOT TO SCALE



CONCEPTUAL NORTH ELEVATION
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MONROE ROAD, COLONNADE DRIVE
AND BRAMLETT ROAD
REZONING PETITION

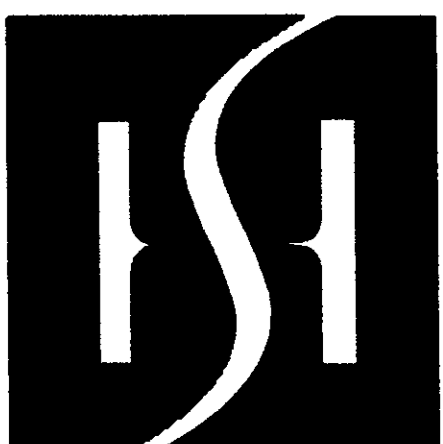
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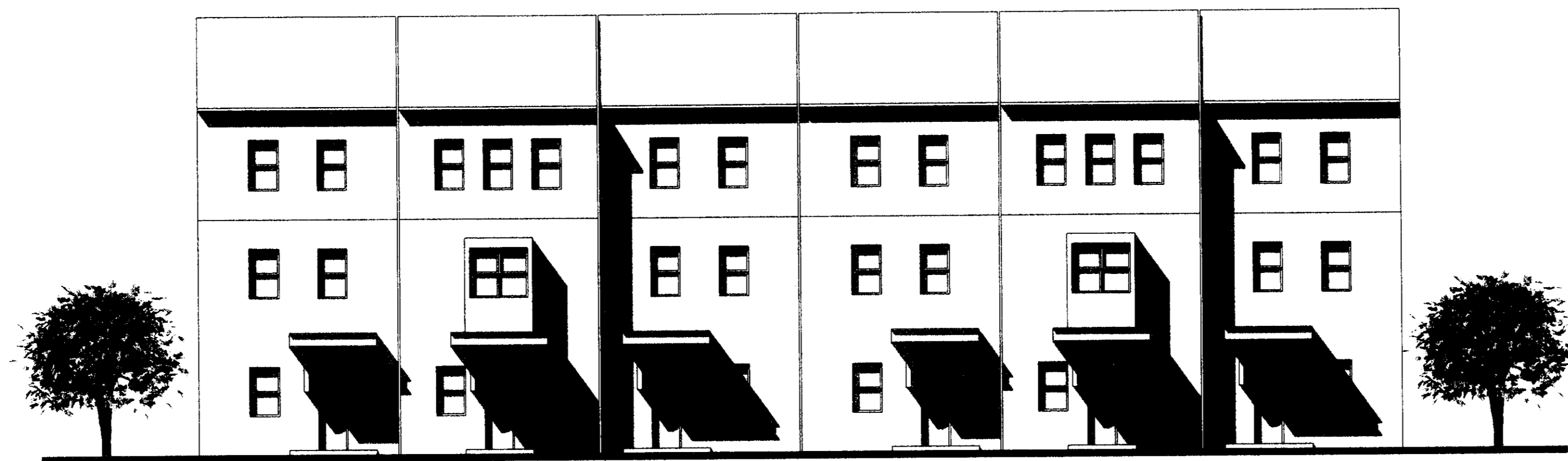
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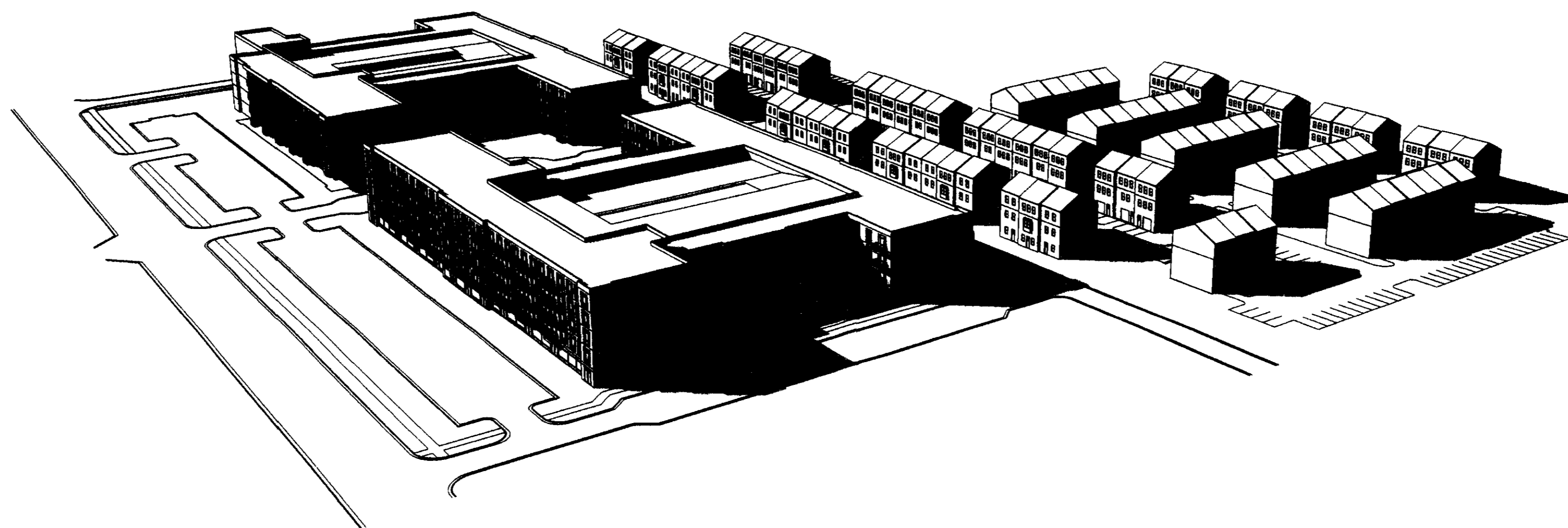
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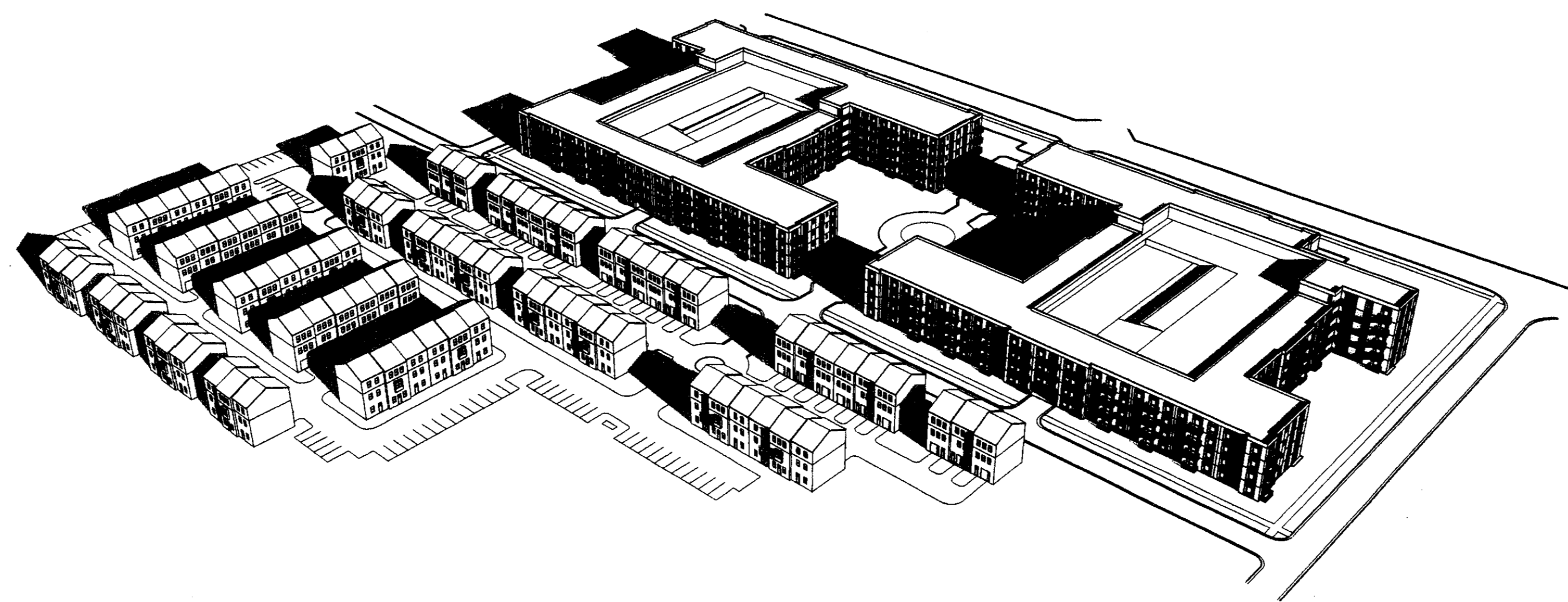
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CONCEPTUAL TOWNHOME ELEVATION
NOT TO SCALE



CONCEPTUAL PERSPECTIVE
NOT TO SCALE



CONCEPTUAL PERSPECTIVE
NOT TO SCALE

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