

Site Data:
 Acreage: 3.92 acres
 Existing Zoning: B-1(PED) Neighborhood Business Pedestrian Overlay District
 Proposed Zoning: B-1(PED-O) Neighborhood Business Pedestrian Overlay District Optional

1. General Provisions.

- a. The Petitioner is requesting the Optional provisions listed below to maintain the vitality and functionality of the existing shopping center for the Dilworth neighborhood. The Optional provisions will allow the existing building footprint to continue to be utilized, released, redeveloped and re-tenanted prior to the complete redevelopment of the Site.
- b. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Dilworth Gardens, LLC (the "Petitioner" or "Developer") and include Optional provisions to accommodate redevelopment of portions of the Dilworth Gardens Shopping Center a neighborhood shopping center on approximately 3.92 acre site generally located at the southeasterly corner of the intersection formed by East Boulevard and Scott Avenue (the "Site"). Development of the Site will be governed by the Technical Data Sheet, these 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 Neighborhood Business Pedestrian Overlay District B-1(PED) Zoning Classification, subject to the Optional Provision provided below, shall govern development of the Site.

2. Allowed Uses.

All uses permitted in the B-1(PED) zoning district will be allowed on the Site.

3. Optional Development Provisions.

The Optional provisions described below may be utilized by the Petitioner when development on the site involves the demolition and reconstruction of an existing building, or a portion thereof, that does not extend beyond the building envelope indicated on the Technical Data Sheet or increase the building square footage of the prior improvements beyond 55,000 square feet and does not involve the demolition and reconstruction of more than 50% of the Site's existing square footage at any one time.

a. **Setbacks.**

The Petitioner seeks the Optional provision to allow existing utility vaults, signs, retaining walls, fences, dumpsters, parking and service areas to remain within the required setbacks for East Boulevard, Scott Avenue and Floral Avenue as indicated on the Technical Data Sheet.

Any new signs, fences (but not including the replacement of existing fences), dumpsters, parking and service areas will be located outside of the required setbacks.

b. **Streetscapes.**

The Petitioner seeks the Optional provision to allow the existing sidewalks, planting strips and landscaping located along East Boulevard, Scott Avenue and Floral Avenue as indicated on the Technical Data Sheet to remain as the required Streetscapes for the Site.

c. **Parking and Loading Areas.**

The Petitioner seeks the Optional provision to allow existing parking areas, loading and unloading areas and maneuvering associated with each of these areas to be located between the existing buildings and the required setback for each of the abutting public streets.

d. **Screening.**

The Petitioner seeks the Optional provision to allow the existing vegetation, walls and fencing to meet the screening requirements of the Pedestrian Overlay District.

(i) The Petitioner seeks the optional provision to allow synthetic wood to be used to screen new dumpsters or compactors.

Along Scott Avenue the Petitioner will provide additional screening to comply with the provisions of the Pedestrian Overlay District. This screening will be provided prior to the issuance of final certificate of occupancy for the first redevelopment.

e. **Buffers.**

The Petitioner seeks the Optional provision to modify the buffer requirements of the Pedestrian Overlay District to allow the existing vegetation, walls and fencing to meet the all requirements of the Ordinance including the 10 foot wide planting strip.

f. **Street Walls.**

The Petitioner seeks the Optional provision to allow buildings reconstructed within the building envelope indicated on the Technical Data Sheet to not comply with the provisions of Street Walls along Floral Avenue. The Street Wall section will not apply to any portion of the existing structure that remains.

The portions of the new buildings that face either Scott Avenue or East Boulevard will be designed to be consistent with the existing shopping center architectural elements and will comply with the Street Wall requirements of the Pedestrian Overlay District with the exception that blank walls up to 30 feet in length will be allowed for building tenants that exceed 12,000 square feet.

g. **Building Entrances.**

The Petitioner seeks the Optional provision to not provide an operable recessed pedestrian entrance from each building to Floral Avenue.

h. **Signs.**

The Petitioner seeks the Optional provision to allow the three existing detached signs and the existing wall signs to remain as constructed.

The Petitioner seeks the Optional provision to allow new wall signs for tenants over 5,000 square feet to be up to 10% of the area of the building wall to which the sign is attached up to a maximum of 200 square feet.

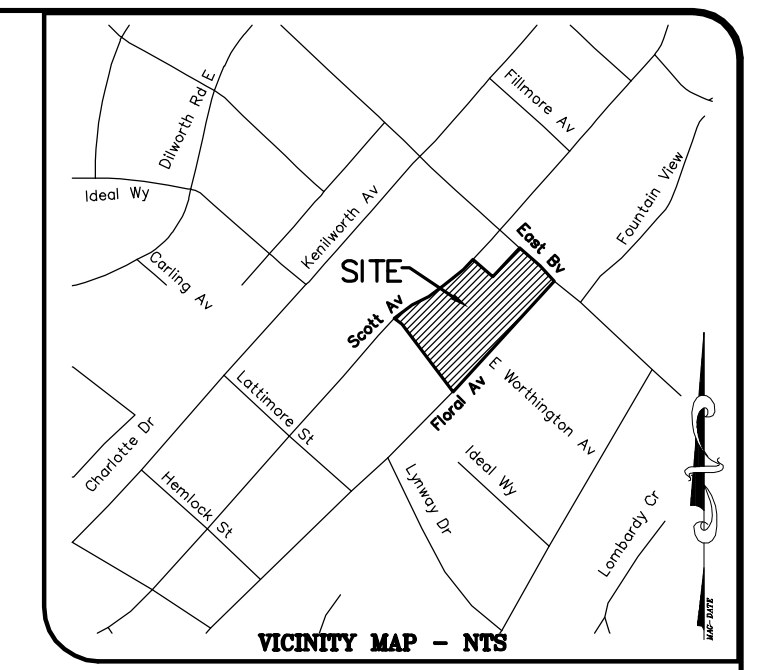
New wall signs for tenants with less than 5,000 square feet will comply with the provisions of the Pedestrian Overlay District.

4. **Sidewalk Connections to Public Streets.**

The Petitioner will provide sidewalk connections to the abutting public streets in the areas generally indicated on the Technical Data Sheet. Due to limited space and existing Site improvements the sidewalk connection to East Blvd. will be provided via a connection to Floral Avenue.

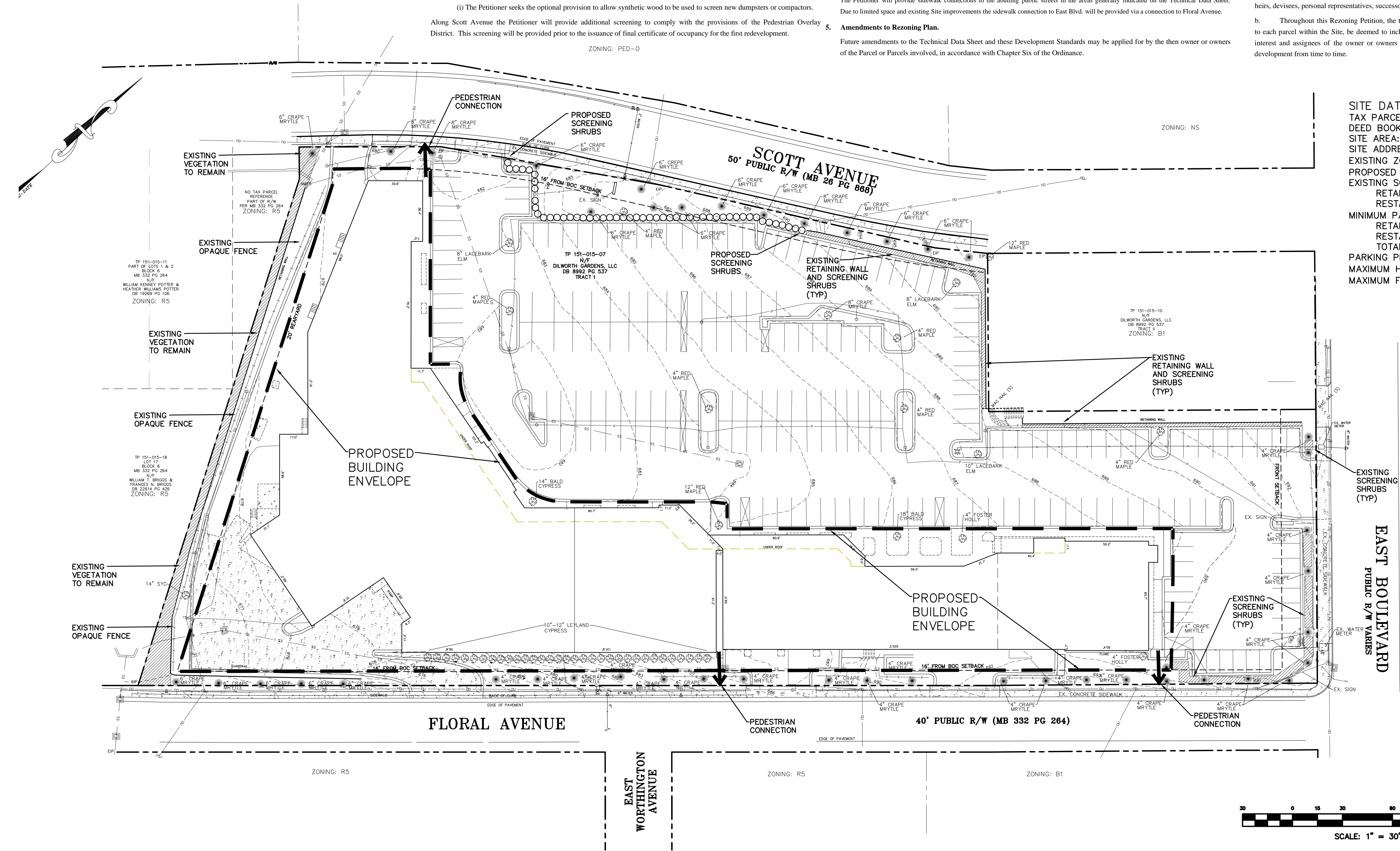
5. **Amendments to Rezoning Plan.**

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners of the Parcel or Parcels involved, in accordance with Chapter Six of the Ordinance.



DATE	
REVISION	
PROJECT NAME	DILWORTH GARDENS
PROJECT DATE	
PROJECT NUMBER	2010-000
PROJECT LOCATION	1412 EAST BOULEVARD
PROJECT OWNER	DILWORTH GARDENS, LLC
PROJECT ARCHITECT	GEOSCIENCE GROUP
PROJECT ENGINEER	GEOSCIENCE GROUP
PROJECT SURVEYOR	GEOSCIENCE GROUP
PROJECT LANDSCAPE ARCHITECT	GEOSCIENCE GROUP
PROJECT PLUMBER	GEOSCIENCE GROUP
PROJECT ELECTRICIAN	GEOSCIENCE GROUP
PROJECT MECHANICAL	GEOSCIENCE GROUP
PROJECT STRUCTURAL	GEOSCIENCE GROUP
PROJECT CIVIL	GEOSCIENCE GROUP
PROJECT TRAFFIC ENGINEER	GEOSCIENCE GROUP
PROJECT ENVIRONMENTAL	GEOSCIENCE GROUP
PROJECT HISTORIC PRESERVATION	GEOSCIENCE GROUP
PROJECT OTHER	GEOSCIENCE GROUP

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SITE DATA:
 TAX PARCEL: 151-015-07
 DEED BOOK 8992 PAGE 537
 SITE AREA: 3.916 ACRES
 SITE ADDRESS: 1412 EAST BOULEVARD
 EXISTING ZONING: B-1 (PED)
 PROPOSED ZONING: B-1 (PED-O)
 EXISTING SQUARE FOOTAGE:
 RETAIL: 42,442 SF
 RESTAURANT: 5700 SF
 MINIMUM PARKING REQUIRED (PED):
 RETAIL: 1 SPACE PER 600 SF: 71
 RESTAURANT: 1 SPACE PER 125 SF: 46
 TOTAL: 117
 PARKING PROVIDED: 213 EXISTING SPACES
 MAXIMUM HEIGHT: 100'
 MAXIMUM FLOOR AREA RATIO (FAR): N/A

DILWORTH GARDENS
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET
REZONING PETITION-2010-000

RZ1

