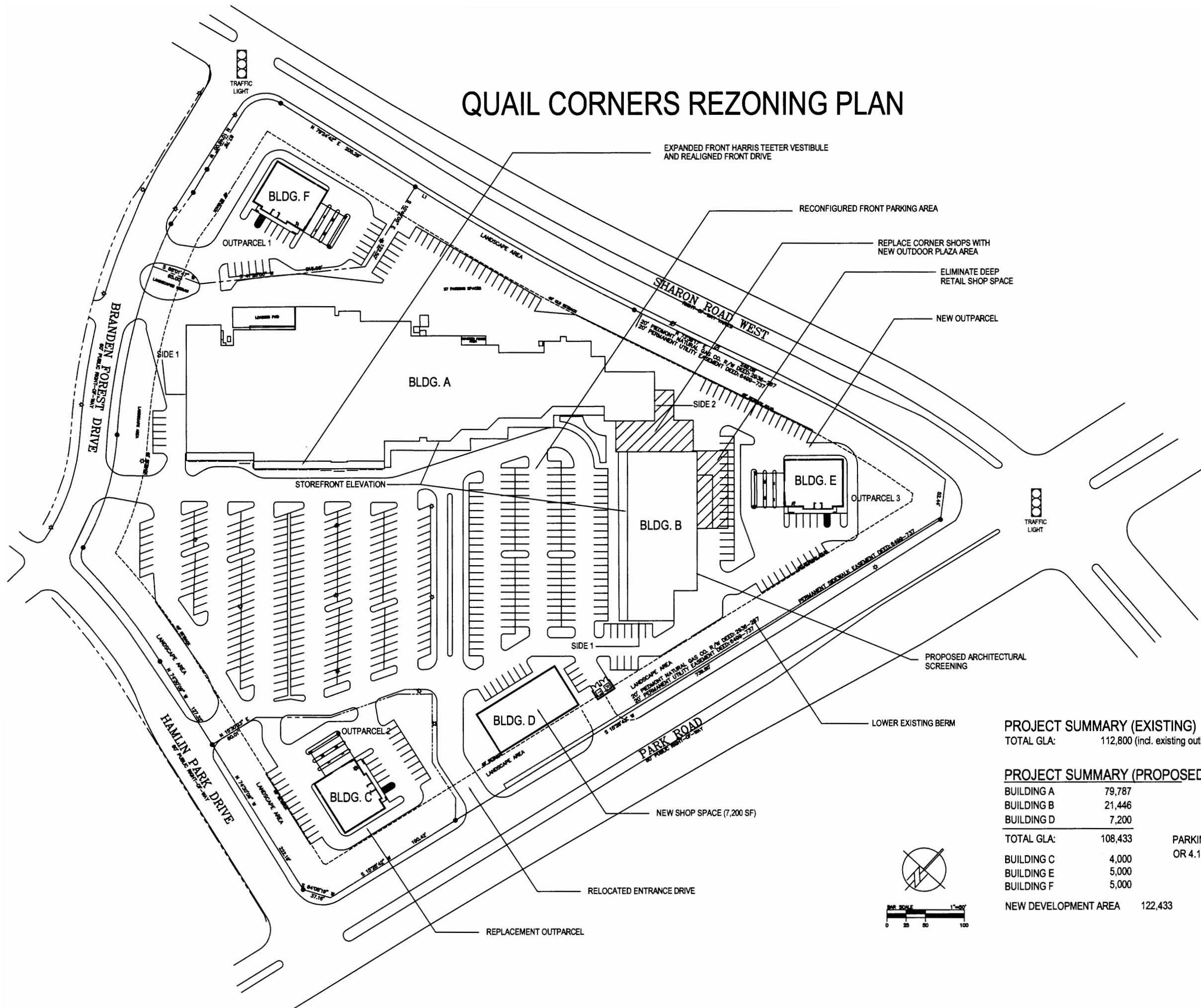


QUAIL CORNERS REZONING PLAN



PROJECT SUMMARY (EXISTING)
 TOTAL GLA: 112,800 (incl. existing outbuildings)

PROJECT SUMMARY (PROPOSED)

BUILDING A	79,787		
BUILDING B	21,446		
BUILDING D	7,200		
TOTAL GLA:	108,433	PARKING AVAILABLE	512 SPACES
BUILDING C	4,000		OR 4.18 SPACES/1000 SF
BUILDING E	5,000		
BUILDING F	5,000		
NEW DEVELOPMENT AREA	122,433		

QUAIL CORNERS REZONING PLAN

DEVELOPMENT STANDARDS

August 23, 2010

SITE DATA

EXISTING ZONING: Commercial Center ("CC")
 PROPOSED ZONING: CC SITE PLAN AMENDMENT
 TOTAL SITE ACREAGE: 14.4 ACRES

PROPOSED MAXIMUM GROSS FLOOR AREA: 122,500 SQUARE FEET

OUTDOOR PORCHES AND PATIOS AND OUTDOOR SEATING AND DINING AREAS WILL NOT BE CONSIDERED TO BE A PART OF AND COUNTED TOWARDS THE PROPOSED MAXIMUM GROSS FLOOR AREA

MINIMUM REQUIRED PARKING SPACES: 490

MINIMUM PARKING SPACES PROVIDED: 490

General Provisions

- These Development Standards form a part of the Rezoning Plan (the "Rezoning Plan") associated with the Rezoning Petition filed by Quail Corners Associates, LLC (the "Petitioner") to accommodate the renovation and expansion of the Quail Corners Shopping Center situated on that approximately 14.4 acre site located at the southwest corner of the intersection of Park Road and Sharon Road West (the "Site").
- Under the Petitioner's renovation and expansion plan, exterior portions of existing Building A and existing Building B will be renovated through the introduction of new building materials as more particularly described below, and three new buildings designated as Building C, Building D and Building E on the Rezoning Plan will be constructed on the Site. Existing Building F may remain in its existing condition or it may be renovated or replaced.
- Unless more stringent standards are established by the Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the CC zoning district classification shall be followed in connection with development taking place on the Site.

Permitted Uses

- The Site shall be devoted to a neighborhood shopping center, and subject to the use limitations set out in Paragraphs 2, 3, 4 and 5 below, the Site may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in the CC zoning district.

- Architectural screening of the rear facade of existing Building B shall be provided and installed along the entire length of the rear elevation of existing Building B as depicted on the Rezoning Plan. The architectural screening shall be similar in appearance to the screening depicted on Sheet 2 of the attached architectural perspectives.
 - Side 1 of existing Building B as identified on the Rezoning Plan shall be painted to match the color of the new brick installed on the storefront elevations of existing Building A and existing Building B.
 - Side 1 of existing Building A as identified on the Rezoning Plan shall be painted to match the color of the new brick installed on the storefront elevations of existing Building A and existing Building B.
 - Side 2 of existing Building A as identified on the Rezoning Plan shall be painted to match the color of the new brick installed on the storefront elevations of existing Building A and existing Building B.
- All of the exterior renovations to existing Building A and existing Building B as described above in Paragraph 4 shall be completed prior to the issuance of the first certificate of occupancy for Building C, Building D or Building E.
 - With respect to Building C, Building D and Building E, at least 60% of each building elevation below the roofline shall be composed of masonry materials, and the remainder of each building elevation below the roofline shall be comprised of EIFS. "Each building elevation below the roofline" is defined as the entire exterior surface area below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of materials required. Any parapet on these buildings will be composed of EIFS.

Lighting

- The maximum height of any new freestanding lighting fixture, including its base, installed on the Site shall be 30 feet.
- Any new direct exterior lighting installed on the Site (except street lights that may be erected along the adjoining public streets) shall be designed such that direct illumination does not extend past any exterior property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards adjacent roads and properties.

Access Points

Access points will be provided as depicted on the Rezoning Plan.

Notice of Any Application for an Administrative Site Plan Amendment

Petitioner will give written notice to each of the individuals who are registered with the Charlotte-Mecklenburg Planning Commission's office as being representatives of the Hamlin Park, Creswick

- No portion of the Site may be devoted to any of the following principal uses:

- Civic, social service or fraternal facilities
- Dwellings: mixed use, detached, duplex, triplex, quadraplex, multifamily or attached
- Funeral homes, embalming and crematories
- Hotels and motels
- Gunsmiths
- Outdoor recreation
- Theatres, motion pictures
- Adult care centers
- Nightclubs, bars, and lounges
- On-site demolition landfills
- Petroleum Storage as a principal use
- Coin operated laundries (as a principle or accessory use)
- Boarding houses
- Bus and train terminals
- Group homes
- Car washes as a principal use
- Wireless communication, transmission or receiving towers

- No building materials sales business or fence materials sales business established on any portion of the Site may have any outside storage.

- A maximum of 1 restaurant with accessory drive through windows may be located on the Site.

- As noted in Paragraph 4 above, a maximum of 1 restaurant with accessory drive through windows may be located on the Site. However, drive-in or drive-thru window services will be permitted as an accessory use to any other permitted use on the Site, such as a bank or financial institution. If a drive-in or drive-thru window is utilized as a permitted accessory use, than outside speakers for music or voice communication shall not be permitted if the sound produced by such outside speakers can be detected off Site.

- Outdoor dining will be permitted on the Site, provided, however, that outside speakers for music or voice communication shall not be permitted if the sound produced by such outside speakers can be detected off Site.

Setbacks, Side Yards and Rear Yards

As depicted on the Rezoning Plan, all buildings located on the Site shall satisfy or exceed the setback, side yard and rear yard requirements established under the Ordinance for the CC zoning district.

Screening and Landscaped Areas

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.

- All dumpster areas will be screened in accordance with the requirements of the Ordinance, and the dumpster areas will be enclosed on all four sides by wooden fences or masonry walls with one side being a hinged gate. All dumpster areas will be configured to face the main shopping center buildings and away from residential areas.

- All landscaping will meet or exceed the requirements of the Ordinance.

Circulation and Parking

- Standard stop signs will be maintained by the Petitioner at the Hamlin Park Drive and Brandon Forest driveways.

- Adequate site distance triangles will be maintained at all driveways.

- Off street parking will meet the minimum standards established under the Ordinance.

Signage

- All new signs installed on the Site will be erected in accordance with the requirements of the Ordinance.

- Existing signs located within the setback areas may be replaced.

Architectural Controls

- The maximum height of any building located on the Site shall be 40 feet and 1 story.

- The neighborhood atmosphere of the shopping center will be preserved in this amended plan and in future remodels by retaining in the design the articulated facade with courtyards, which are presently incorporated into the design of the shopping center. The courtyards may be adjusted and altered as necessary to maintain the business distribution within the shopping center.

- Attached hereto are architectural perspectives of the renovated and expanded shopping center that are intended to depict the general conceptual architectural style and character of the shopping center after its renovation and expansion and to illustrate the improvements described in Paragraph 4 below. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

- Existing Building A and existing Building B shall be renovated as follows:

- At least 60% of the storefront building elevations below the roofline as identified on the Rezoning Plan shall be composed of masonry materials, and the remainder of the storefront building elevations below the roofline shall be comprised of EIFS. "The storefront building elevations below the roofline" is defined as the entire exterior surface areas below the roofline excluding windows, doors and trim, so that windows, doors and trim are not considered when calculating the minimum percentage of materials required. The parapet shall be composed of EIFS.

Condominiums and Quail Hollow Homeowners Associations at the respective addresses so registered of any administrative site plan amendment the Petitioner might elect to seek. Each such notice will be given at least 7 days in advance of the filing of any request for an administrative site plan amendment and will contain a complete description of the modifications or amendments sought. Certification of such written notice will accompany the application for any such administrative change by Petitioner with a copy to staff.

Fire Protection

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

Amendments to Rezoning Plan

Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

Binding Effect of the Rezoning Application

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.