

**CONTACT INFORMATION**  
 OWNER: BANK OF THE OZARKS  
 ATTN: MR. MELVIN EDWARDS  
 P.O. BOX 8811  
 LITTLE ROCK, AR 72231  
 (501) 951-5016

ARCHITECT: AI DESIGN GROUP, INC.  
 ATTN: JOHN WELLS, AIA, LEED AP  
 500 SOUTH COLLEGE ST., STE 200  
 CHARLOTTE, NC, 28202  
 704-731-8090

LAND PLANNER: DESIGN RESOURCE GROUP, P.A.  
 ATTN: DESIREE MACSORLEY, RLA  
 2459 WILKINSON BLVD., SUITE 200  
 CHARLOTTE, NC 28208  
 (704) 343-0505

ZONING ATTORNEY: SUSANNE TODD  
 JOHNSTON ALLISON & HORD  
 1055 EAST WORTHHEAD ST.  
 CHARLOTTE, NC 28204  
 704-998-2305

Terry K. Balatsias  
 D.B. 6290 Pg. 270  
 Lot 11, M.B. 7 Pg. 25

Raymon N. Burgess &  
 Doris B. Burgess  
 D.B. 3923 Pg. 478  
 Lot F, M.B. 6 Pg. 463

Fay H. Culbreth &  
 Winifred W. Culbreth  
 D.B. 5940 Pg. 201  
 Lot E, M.B. 6 Pg. 463

Greenapple  
 Investment LLC D.B.  
 11138 Pg. 874 Lot  
 D, MB 6 Pg. 463

**DEVELOPMENT SUMMARY**  
 Tax Parcel ID#: 14920356  
 Total Site Area: 1.25 Acres (54,458.3 S.F.)  
 Existing Zoning: Mixed-use Development (MUDD (CD))  
 Proposed Zoning: Mixed-Use Development District- Optional (MUDD (O))  
 Existing Use: Office  
 Proposed Use: Office uses allowed within MUDD zoning district  
 Proposed Maximum Building Height: 60 Feet  
 Proposed Maximum Building Area: Not to exceed 12,000 SF  
 Parking Provided: 1,333 SF

**GENERAL PROVISIONS**  
 1. These Development Standards form a part of the Rezoning Petition filed by Bank of the Ozarks ("Petitioner" or "Owner") to accommodate the development of that approximately 1.25 acre site located on the west side of Park Road between Drexel Place and Heather Lane and which is more particularly depicted on the Site Plan (the "Site").  
 2. Petitioner purchased the Site in 1995. Prior to 2008, the Site was zoned O-2. In 2008, the Site was placed under contract for purchase by a developer and rezoned to MUDD(CD) as part of a multi-parcel project (See Rezoning Petition 2008-033, approved March 17, 2008). The Site was not purchased by the developer and the Site has not been developed in accordance with the Approved 2008 Site Plan.  
 3. The Development of the Site will be governed by the Rezoning Petition, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"), subject to the optional provisions set out below.  
 4. The Site will comply with PCCC.

**OPTIONAL PROVISIONS**  
 Petitioner is requesting the following variations as part of this MUDD-0 Application:  
 1. Drive-in Windows (Section 9.8504): Drive-through service lanes and windows shall be permitted only as an accessory use to a bank or financial institution.  
 2. Parking Standards (Section 9.8507(2)): Parking and circulation between the building (the permitted use) and Heather Lane shall be permitted in order to accommodate the traffic flow through the drive through lanes and make efficient use of the narrow Site.  
 3. Signage (Chapter 13): Petitioner shall be permitted one detached identification sign and such sign shall have a maximum height of five (5) feet and a maximum face area of fifty (50) square feet. All other signage shall comply with MUDD sign regulations.

**PERMITTED USES**  
 Subject to the maximum building area set forth above, the Site may be devoted to any office use allowed in the MUDD Zoning District; and accessory uses allowed in the MUDD zoning district.

**ARCHITECTURAL STANDARDS**  
 1. The elevations attached to the Rezoning Petition are intended to portray the general conceptual architectural style, character and elements of the new building to be constructed on the Site.  
 2. Accordingly, the new building constructed on the Site shall be substantially similar in character and elements. The predominate building material on all four sides will be masonry (i.e. brick or stone). Conceptual, architectural style and character are permitted based upon final design/construction drawings.  
 3. The building, parking and landscape configuration shown on the Site Plan represents a firm plan for the development of this Site.  
 4. Lightly tinted glass shall be permitted on all ground floor windows. No mirrored glass shall be used in the building.

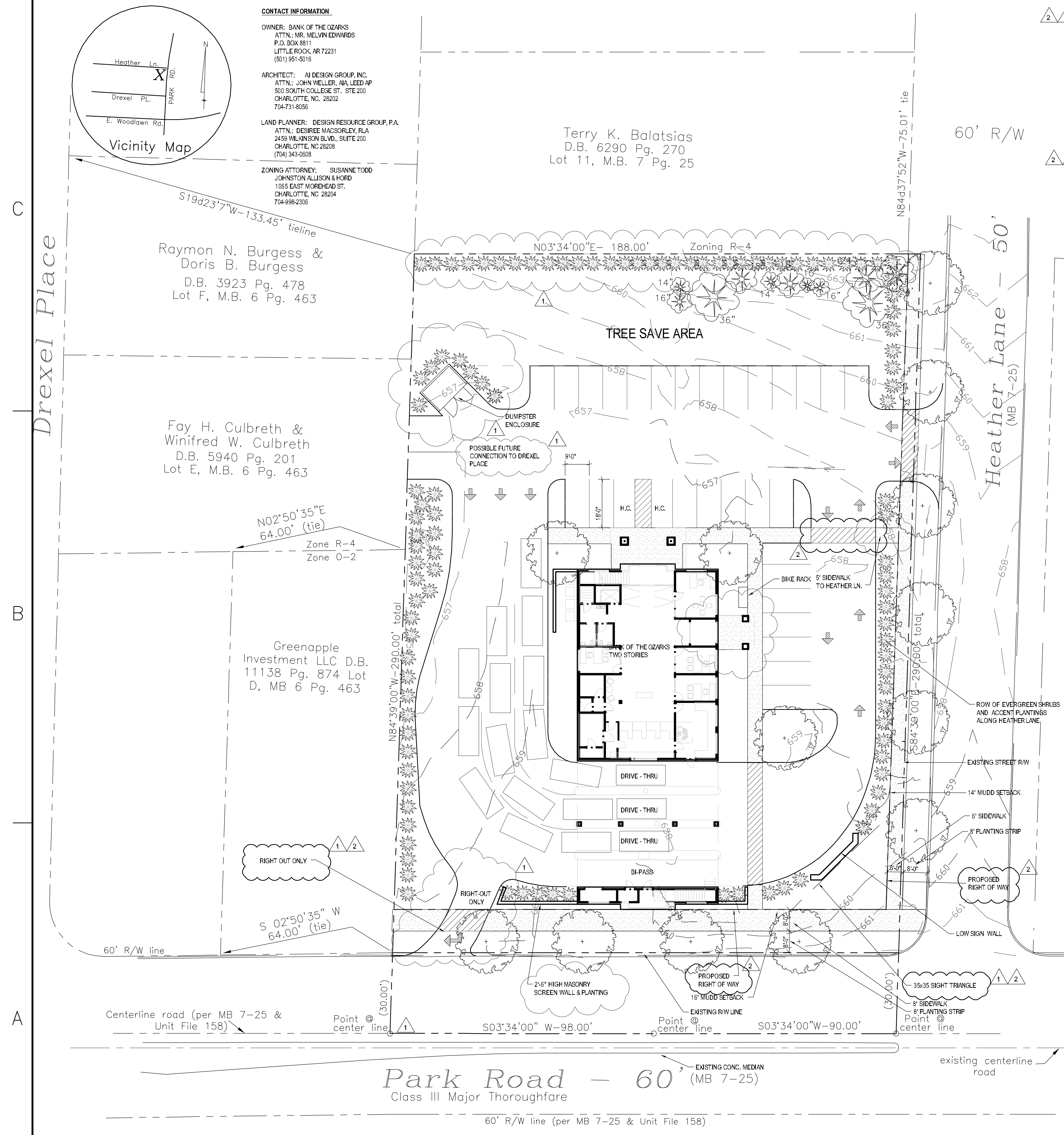
**STREETSCAPE AND LANDSCAPING**  
 1. Petitioner shall install a minimum eight (8) foot sidewalk and a minimum eight (8) foot planting strip along the Site's frontage on Park Road, and a minimum six (6) foot sidewalk and minimum eight (8) foot planting strip along the Site's frontage on Heather Lane. Landscaping along the Site's frontage on Park Road and Heather Lane will meet the minimum standards of the Ordinance.  
 2. Petitioner agrees to work with the City of Charlotte in an effort to coordinate Site improvements with the City of Charlotte's sidewalk project.

**LIGHTING**  
 1. Any lighting attached to the new building shall be decorative, capped and downwardly directed. Standard "Wall-Pak" type lighting will not be permitted. Wall-mounted decorative light fixtures such as sconces are permitted.  
 2. Any detached lighting will not exceed 15 feet in height, will be aimed into the Site away from adjoining properties and public streets and shall be a fully shielded cutoff fixture.

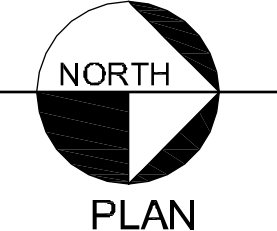
**TRANSPORTATION**  
 1. Vehicular access will be generally as depicted on the Site Plan. The placement and configuration of each access point is subject to any minor modifications required to accommodate final Site and architectural construction plans and designs and to any adjustments required for approval by CDOT.  
 2. Internal sidewalks shall be provided on the Site as generally depicted on the Site Plan.  
 3. Existing driveway on Park Road shall remain open, but be limited to one-way exit only ("Driveway"). The Driveway shall sixteen feet (16') wide and angled as generally depicted on the Site Plan. Said Driveway shall be a modified Type II design (8' radii) and require signing and pavement marking to comply with MUTCD.  
 4. Petitioner shall offer for dedication additional right-of-way along Park Road to include eight foot (8') planting strip and eight foot (8') sidewalk, generally as depicted on the Site Plan. This offer of dedication shall be made prior to issuance of Certificate of Occupancy for the Building located on the Site.  
 5. Petitioner shall offer for dedication additional right of way along Heather Lane to include six foot (6') sidewalk, generally as depicted on the Site Plan. This offer of dedication shall be made prior to issuance of a Certificate of Occupancy for the Building located on the Site.  
 6. Petitioner to provide cross access easement to abutting (tax parcel 149-203-52) in the area shown on the site plan for possible future connection between Drexel Place and Heather Lane.  
 7. Petitioner will contribute Two Thousand, Five Hundred and 0/100 Dollars (\$2,500.00) toward the upgrading pedestrian signalization on the northeast corner of the Site at the intersection of Heather Lane and Park Road.  
 8. Any fence or wall constructed along or adjacent to any sidewalk or street right of way requires a certificate issued by CDOT.  
 9. A Right of Way Encroachment Agreement is required for installation of any non-standard item(s) (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing City maintained street right of way be a private individual, group, business or homeowner's/business association. An encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s). Contact CDOT for additional information concerning cost, submittal and liability insurance coverage requirements.

**AMENDMENTS TO REZONING PLAN**  
 Future amendments to the Site Plan and these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Section 6.207 "Alterations of Approval" of the Ordinance.

**BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS**  
 If this Rezoning Petition is approved, all conditions applicable to development of the Site and proposed under these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.  
 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 Petitioner or the Owner or Owners of the Site from time to time and may be involved in any future development thereon.



**SITE PLAN**  
 SCALE: 1" = 20'-0"



**ai DESIGN GROUP**  
 ARCHITECTURE / INTERIORS  
 500 South College Street  
 Suite 200  
 Charlotte, NC 28202  
 Phone (704) 731-8080  
 Fax (704) 731-8090  
 www.aidginc.com

**BANK OF THE OZARKS**  
 4200 PARK RD  
 CHARLOTTE, NC

Mark	Date	Description
2	6-23-11	REZONING REV. SUBMITTAL #2
1	5-23-11	REZONING REV. SUBMITTAL #1
	3-29-11	REZONING SUBMITTAL

Project No.: 11290  
 Drawn by: JVPW  
 Checked by:

The information contained in this drawing is the property of AI Design Group, Inc. This information should be deemed to be correct and superior to electronic information. Electronic information is a component of the treatment of service and is only for the Client's benefit on the specific project and for a specific use. There is no representation of the suitability of the electronic information for other purposes, of the durability of the information, or the medium through which the information is furnished. This drawing may not be used or reproduced in any form without the written consent of AI Design Group, Inc. Any use for a purpose other than that for which the information is intended shall be at the receiver's risk, and therefore the receiver shall contact and indemnify AI Design Group, Inc. from any claims, costs, losses, or damages. Transfer of the information does not transfer any license to use the underlying software or extinguish the rights of AI Design Group, Inc. to reuse the information in the general course of a professional practice.

**REZONING PETITION**  
 PETITION NO. 2011-034

**A-100**