

Site Data

Site Area: +/- 62.7 Ac.

Parcels A, B, C, D: +/- 52.2 Ac.
Undevelopable*: +/- 10.5 Ac.

*(buffers, setbacks, circulation...etc)

Parcels to be Rezoned: 047-421-02, 047-421-01, 047-381-08
Current Zoning: RE-1
Proposed Zoning: RE-3 Optional
Max. Building Height: 90 Feet

Parcel:	Acreage:	Proposed Land Use:	Permitted Development
A	8.3	Retail/ Restaurants/ Office Hotel	Up to 25,000 SF* Up to 200 Rooms*
B	4.2	Retail (incl. Grocery)/ Restaurants/ Office	Up to 50,000 s.f.*
C	21.4	Office	Up to 250,000 s.f.
D	18.6	Multi-Family Dwelling Units	Up to 330 Units (18 DUA)

* Permitted development not developed within Parcel A may be transferred to Parcel B, vice versa.

Parking Ratios:

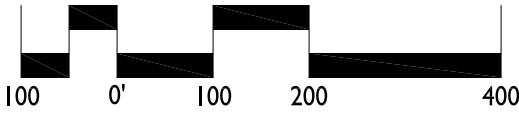
Use:	Required Parking:
Retail	1 Space per 250 gross square feet
Restaurant	1 Space per 125 gross square feet
Office	1 Space per 400 gross square feet
Hotel	1 Space per Room
Multi-Family Units	1.5 Spaces per Dwelling Unit

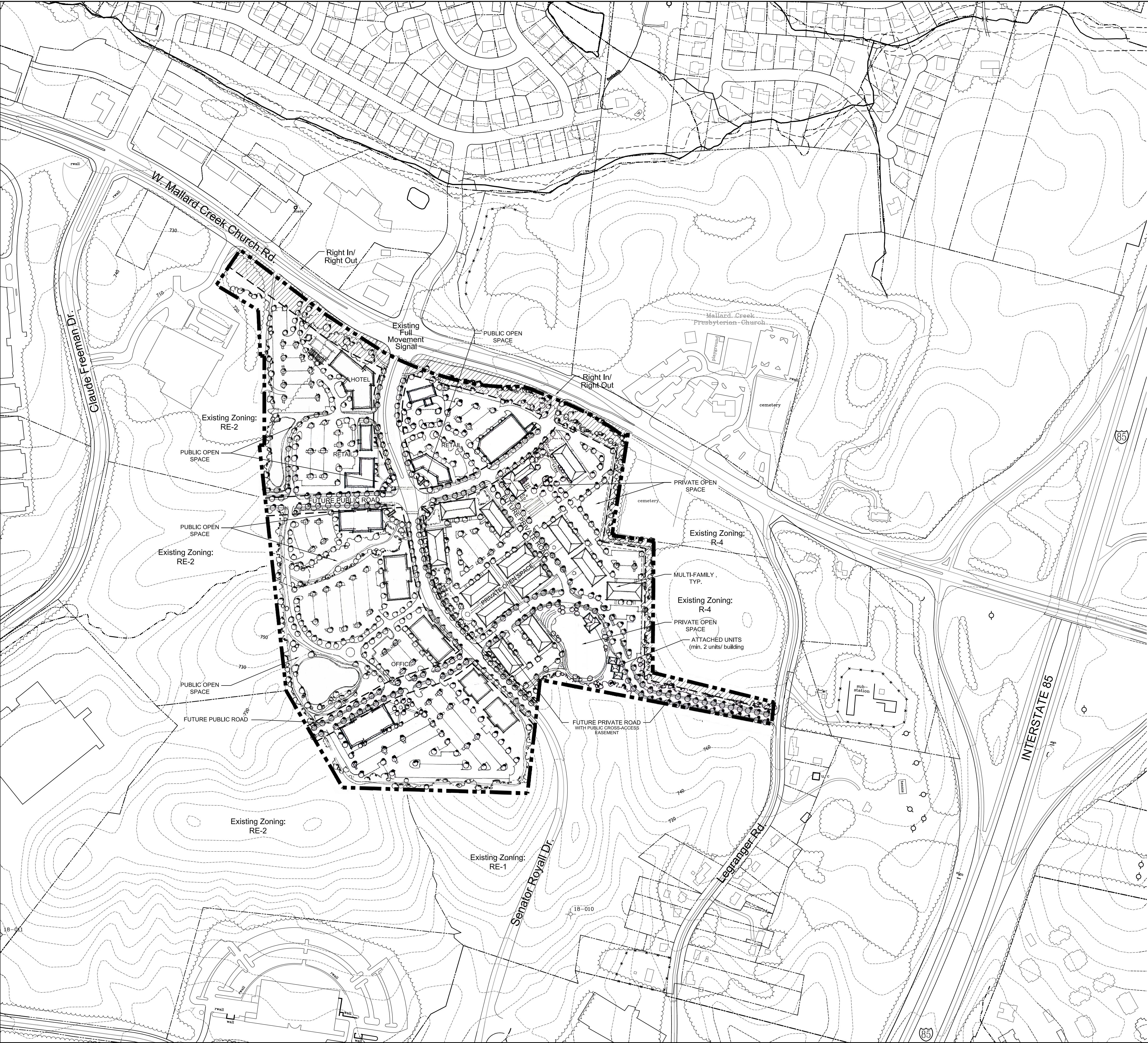
Notes:

- The placements and configurations of these Vehicular Access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("C-DOT") and/or the North Carolina Department of Transportation ("NC-DOT").
- The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in the Development Standards, is intended only to describe the possible arrangements of uses and building elements. The schematic depictions of the uses, structures and building elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of the Development Standards.
Consequently, except as otherwise expressly specified on the Technical Data Sheet and in the Development Standards, the ultimate layout of the development proposed, the exact alignments of streets and points of access; the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of such elements on the Rezoning Plan and any schematic building elevations are preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope lines established on the Technical Data Sheet, subject to the accompanying Development Standards. Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Rezoning Plan. The dimensions and specific locations of building/parking envelopes and parking envelopes generally depicted on the Technical Data Sheet may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plan.
- The number and locations of driveways from the interior public streets is not limited by what is indicated on the Technical Data Sheet. The location and number will be determined during the Land Development process.

Legend

- Property Line
- Setback
- Buffer
- Maximum Building / Parking Envelope
- 10' Contours
- 2' Contours
- Existing Vegetation





- Notes:
1. The placements and configurations of these Vehicular Access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("C-DOT") and/or the North Carolina Department of Transportation ("NC-DOT").
 2. The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in the Development Standards, is intended only to describe the possible arrangements of uses and building elements. The schematic depictions of the uses, structures and building elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of the Development Standards.
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 3. The number and locations of driveways from the interior public streets is not limited by what is indicated on the Technical Data Sheet. The location and number will be determined during the Land Development process.

Legend

- Property Line
- Setback
- 10' Contours
- 2' Contours
- Existing Vegetation

DATE: MARCH 28, 2011
DESIGNED BY: K/LK
DRAWN BY: K/LK
CHECKED BY: MRC
SCALE: 1"=200'
PROJECT #: 1010254
SHEET #:

0 100 0' 100 200 400

DEVELOPMENT STANDARDS
DRAFT 08/19/2011 Submission
CRESCENT RESOURCES
SENATOR ROYALL

1. Development Data Table

a. Site Acreage	62.7 acres
b. Tax Parcels included in Rezoning	047-421-02 047-421-01 047-581-08
c. Existing Zoning (including overlays and vesting)	RE – 1
d. Proposed Zoning (including overlays and vesting)	RE – 3 – Optional
e. Existing Uses Proposed Uses	Vacant Uses allowed in the RE-3 district as restricted below.
f. Number of Residential Units by Housing Type	330 units multi-family dwelling units
h. Square footage of Non-Residential Uses by Type	75,000 sf retail/restaurant uses 250,000 sf general and medical office uses and other uses allowed in the RE-3 district. 200 Room Hotel
j. Maximum Building Height	90 ft as defined by the Ordinance
k. Number and/or Ratio of Parking Spaces	As required by the Ordinance

2. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Crescent Resources to accommodate development of a pedestrian-friendly multi-use development on an approximately 62 ± acre Site located along Mallard Creek Road at Senator Royall Drive (the "Site").

Development of the Site will be governed by the attached Technical Data Sheet and Schematic Site Plan and these Development Standards (together with the site plan referred to as the "Rezoning Plan") as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or the Supplemental Sheets establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance (the "Ordinance") for the RE-3 Conditional District zoning district classification, subject to the Optional Provisions provided below, shall govern all development taking place on Parcel A, Parcel B, Parcel C and Parcel D of the Site.

The development depicted on the Rezoning Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended only to describe the possible arrangements of uses and building elements. The schematic depictions of the uses, structures and building elements set

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forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards.

Consequently, except as otherwise expressly specified on the Technical Data Sheet and in these Development Standards, the ultimate layout of the development proposed, the exact alignments of streets and points of access, the numbers, the size, configuration and placements of buildings and parking areas; and the depictions of such elements on the Rezoning Plan and any schematic building elevations are preliminary, graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope lines established on the Technical Data Sheet, subject to the accompanying Development Standards. Parking layouts for surface and structured parking may be modified to accommodate final building locations and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Rezoning Plan are intended to reflect the general pedestrian circulation for development on the Site but the specific locations of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Rezoning Plan. The dimensions and specific locations of building/parking envelopes and parking envelopes generally depicted on the Technical Data Sheet may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plan.

Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed six (6) as to Parcel A, eight (8) as to Parcel B, twelve (12) as to Parcel C and Twenty Nine (29) as to Parcel D. Accessory building and structures located on each of the Parcels shall not be considered in any limitation on the number of buildings on each of the Parcels.

This site falls within the University Research Park Area Plan, dated June 28, 2010. It is the intent of this proposal to follow the recommendations of the area plan in terms of a mixture of uses, more urban development pattern, and more integration of uses through connectivity.

Proposed circulation and street network/connectivity is generally shown on this plan. To allow for the future market demand and specific design of each site, the final location and alignment of these proposed connections will be determined at the time of development and the site plan approval process.

3. Optional Provisions

- Petitioner seeks the Optional provision to allow Retail Sales uses over 10,000 square feet on Parcel A and Parcel B subject to the restrictions below.
 - The Petitioner seeks the Optional provision to allow parking and maneuvering for parking to be located between the proposed buildings and W. Mallard Creek Church Road. This proposed parking and maneuvering area must be located behind the 100 foot setback and will be screened from W. Mallard Creek Church Road by a vegetation equal to a class B buffer.
4. Permitted uses
- Parcel A and B of the Site may be devoted to commercial uses including retail (including grocery), restaurant, hotel and other uses allowed in the RE-3 zoning district along with associated accessory uses, subject to the restrictions listed below.
 - Parcel A and B of the Site may collectively be developed with up to 75,000 square feet of retail and restaurant gross floor area or other uses as allowed by the RE-3 zoning district. A Hotel containing up to 200 rooms may also be located on Parcel A or B. In the event the hotels is not developed or a hotel with a lesser number of hotel rooms is developed, additional retail, restaurants, and uses allowed in the RE-3 district will be allowed n lieu

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- In such an event, an additional 250 square feet of floor area may be developed for each hotel room that is not constructed up to a maximum of 25,000 square feet of additional floor area.
- The maximum size of any retail tenant will be limited to 27,000 square feet.
- No more than two uses may include drive-through window facilities within the Site. The drive-through facilities will be limited to Parcel A and Parcel B, one per parcel.
- Drive-through service windows shall be limited to the following uses, banks, pharmacies, dry cleaners and uses that serve ice cream, yogurt, coffee, juices and similar items along with items such as bagels, muffins and pastries; these type of uses may not have on-premise cooking of food and will be limited to a maximum square footage of 2,500 square feet.
- The following uses will not be allowed on Parcel A and B: residential units, convenience stores, theaters, motion picture, manufacture of electronic, computing and communications equipment and related devices, stadiums and arenas, vehicle leasing and restaurants with accessory drive-through windows.

b. Parcel C of the Site may be devoted to uses allowed in the RE-3 district, as restricted below.

- Parcel C of the Site may be developed with up to 250,000 square feet of gross floor area. Retail and restaurant uses may not be free standing uses, but must be integrated into buildings that contain uses other than retail and restaurant uses. The following uses will not be allowed on Parcel C: residential units, hotel rooms, convenience stores, theaters, motion picture, manufacture of electronic, computing and communications equipment and related devices, stadiums and arenas and vehicle leasing offices.

c. Parcel D of the Site may be devoted to all types of multi-family dwelling units along with associated accessory uses.

- Parcel D of the Site may be developed with up to 330 multi-family dwelling units along with associated accessory uses which are permitted under the Ordinance by right or under prescribed conditions in the RE-3 Zoning District. This parcel may be developed in multiple phases.
- Non-residential principal uses will not be allowed on Parcel D.

5. Transportation

- Through the recommended streetscape improvements of the University Research Park Area Plan, bike lanes of at least four feet shall be added in either direction to Senator Royal Drive. Parallel parking may be permitted subject to approval by CDOT.
- All new streets shall be designed as requested by CDOT and Subdivision.
- Vehicular access to the Site shall be provided as generally depicted on the Technical Data Sheet (Sheet RZ-1). The number and the location of vehicular access points to the new internal public streets is not limited by the number or location generally indicated on the Technical Data Sheet. The ultimate number of vehicular access points and their location will be determined during the land development review process subject to review and approval of CDOT and NCDOT if applicable.
- The placements and configurations of these Vehicular Access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("C-DOT") and/or the North Carolina Department of Transportation ("NC-DOT").

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- The Petitioner will construct a private street that will connect Legranger Road through Parcel D to Senator Royall Drive. This private street will be open to the public and may not be gated. A public use easement will be recorded over this private street to assure it remains open to the public. Perpendicular parking may be permitted subject to approval by C-DOT.
- Bicycle parking spaces (bike racks) shall be provided in accordance with the Ordinance.
- Raised, painted cross-walks will be provided throughout the site.

6. Architectural Standards

- Setbacks, Side Yards, Rear Yards, and Build Heights
 - All buildings constructed on Parcels A, B, C and D of the Site shall satisfy or exceed the setback, rear yard, side yard established under the Ordinance for the RE-3 zoning district and the URP Area Plan, except where abutting a residential zoning district, there shall be a minimum 35 foot setback.
 - The Site may be considered a unified development plan and as such internal side and/or rear yards may be eliminated, subject to the normally required staff review and approval process.
 - Building heights shall not exceed 90 feet or 8 stories.
 - If a building abuts a residential zoning district or residential use that is not zoned RE-3, it may not be constructed above 40 feet unless the side and/or rear yard which adjoins the residential zoning district or use is increased one (1) foot for each foot in building height in excess of 40 feet.
 - If a building abuts a non-residential zoning district or residential use that is zoned RE-3, no increase in side/and or rear yard is required.

b. Design and Performance Standards

The development depicted on the Technical Data Sheet (RZ-1) is schematic in nature and intended to describe the general arrangement of uses on the Site. Once a specific development plan is proposed, it is understood that the Petitioner will submit specific site improvements to the RE-3 review process including; building layout, parking and circulation, open space, architecture elevations, signage, etc.

- Landscaping and Screening
 - All screening and landscaping shall meet or exceed the standards of the Ordinance.
 - Internal areas of the Site shall be landscaped in accordance with the requirements of the City of Charlotte Tree Ordinance and the URP Area Plan.
 - All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties.
 - Berms shall not be used to satisfy screening requirements.
 - A wall cannot be substituted for the plant materials along any public right-of-way unless supplemented by landscaping in a minimum 3-foot wide planting strip.

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- Dumpsters, recycling containers, compactors, and solid waste handling areas are not permitted in any setback or yard and shall be screened from adjacent property and from public view with a minimum 6-foot-high solid and finished masonry wall, with closeable gate that shall be 40% - 50% opaque for safety and security purposes. In no instance shall a chain link fence or a barbed wire fence be permitted.

ii. Parking and Loading

Parking will be in accordance with the Ordinance.

c. Architectural and Design Controls

- Buildings fronting on Senator Royall Drive will be articulated such that expanses of solid walls exceeding 20 linear feet will be avoided through the introduction of articulated facades and other specially designed architectural elements.
- All buildings must be sited maintaining pedestrian interconnectivity between buildings and through parking areas.
- All public building entrances, except those for fire exits and loading will connect directly to a sidewalk along a public street or to a private street/drive or to an open space.
- All buildings located within Parcels A, B, C and D will be architecturally integrated to complement one another by using similar or compatible architectural style and materials to create a unified and cohesive development.
- The buildings constructed on the Site will use a variety of building materials. The building materials used will be a combination of the following: brick, stone, simulated stone, pre-cast stone, precast concrete, synthetic stone or precast stone, cementations siding (such as hardi-plank), stucco, EIFS or wood. At least 30% of each building façade exclusive of windows, doors and roofs will be constructed of brick, stone, simulated stone, or pre-cast stone. Vinyl as building material may only be used on windows and or soffits.
- All sides of the buildings to be constructed on the Site will be built using four-sided architecture.
- The rendering of the street oriented elevation of the attached residential unit building depicted on Sheet RZ-4 establishes the general conceptual architectural style, building materials, and character of the buildings to be constructed within Parcel D. The Petitioner reserves the right to utilize variant colors, textures, architectural facades, roof lines, building mass and scale as long as compatibility in aesthetics and design is achieved.
- If breezeways are included in the proposed multi-family buildings the breezeways shall be framed with architectural elements so as to provide the appearance of an enclosed breezeway.

7. Streetscape and Landscaping

a. Streetscape Treatment

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Necessary setbacks and streetscape treatment along Senator Royal and all proposed new streets will be observed in accordance to the URP Area Plan and the overall quality of tree save in the Research Park.

b. Connectivity

Major vehicular connections throughout the Site will be provided in the manner generally depicted on the Technical Data Sheet. Pedestrian and vehicular connections shall be created along all internal streets. Where internal sidewalks are located between buildings and parking bays, a sidewalk at least five feet in width shall be provided with either curb or wheelstops as protection.

c. Environmental Features

- Development on the site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance (PCCO) and Tree Save Ordinance effective as of the date of approval of this potation.
- No detention areas will be allowed within any required buffers.
- Parks, Greenways and Open Space
- Each of the Parcels will include improved open space areas as generally indicated on the Schematic Site Plan. These open space areas will be improved with landscaping, walkways, seating areas and other amenities appropriate to the type of open space provided.
- As part of the Development of Parcel D with multi-family units the following amenities will be provided on Parcel D: a clubhouse, pool with an outdoor kitchen and fire pit, residential courtyards, dog park, and an exercise circuit loop. If possible, the proposed storm water and detention area will be designed as a "wet pond" as to provide visual amenity to the property.
- A multi-use path/trail at least six feet wide will be developed through out that Site that links each of the Parcels.
- Fire Protection
- Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshals specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
- Signage
- All signage shall be permitted in accordance with the Zoning Ordinance.
- Lighting
- All lighting fixtures located on the Site shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the internal sidewalks.
- Detached lighting on the Site will be limited to 35 feet in height.
- No "wall pak" lighting will be allowed on any buildings constructed on the Site, however architectural lighting on building facades, such as sconces, will be permitted.
- Phasing

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- No more than 55,000 square feet of retail or restaurant space may be built on the Parcel A and B until either 100 of the proposed multi-family dwellings units have been built and issued as certificate of occupancy or 25,000 square feet of office space has been built and issued a certificate of occupancy.

13. Other

a. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, the Schematic Site Plan, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

b. Request for 5-Year Vesting

Pursuant to Sections 1.110 of the Ordinance, the Petitioner hereby requests a 5-year vesting of these Development Standards and other related rezoning documents commencing upon approval of this Rezoning Petition by the Charlotte City Council. Petitioner requests a 5-year vesting right due to the size and phasing of the proposed development and the level of Petitioner's investment.

c. Binding Effect of the Rezoning Documents and Definitions

- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet 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, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.
- Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

d. Utility Placement

Newly installed utility lines (not including existing or relocated lines) shall be placed underground subject to the review and approval of the respective agency or authority.

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DATE: MARCH 28, 2011
DESIGNED BY: K/LK
DRAWN BY: K/LK
CHECKED BY: MFC
SCALE: N/A
PROJECT #: 1010254
SHEET #:

REVISIONS:
08/19/11-CHPD- SITE PLAN COMMENTS (06.03.11)

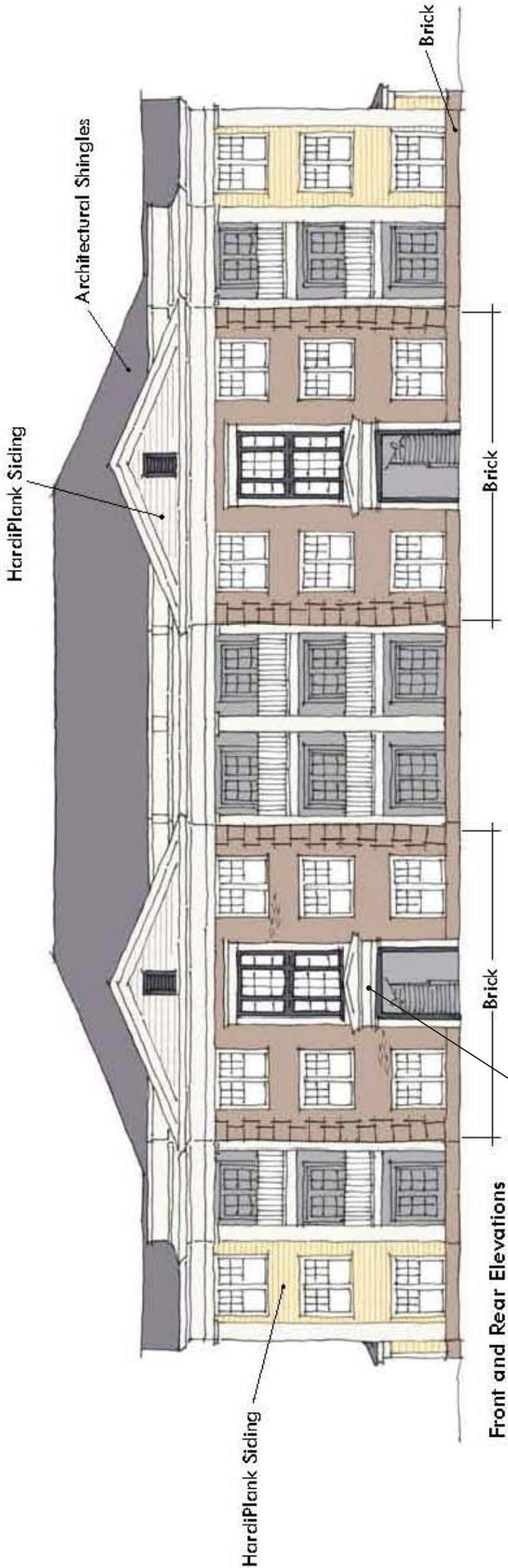
SENATOR ROYALL
REZONING
CRESCENT RESOURCES; CHARLOTTE, NC
DEVELOPMENT STANDARDS

CRESCENT RESOURCES

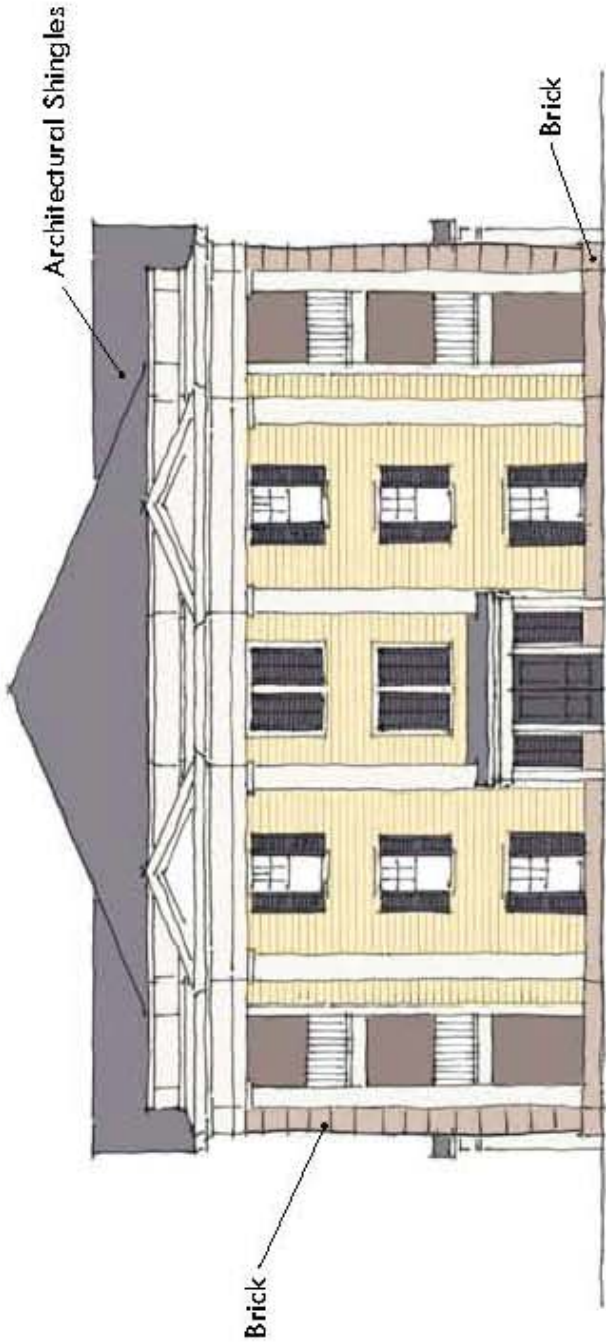


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SENATOR ROYALL REZONING
CONCEPTUAL MULTI-FAMILY ELEVATION
SHEET: RZ-4



Architectural Elements used to frame
and give the appearance of an enclosed
breezeway



Side Elevation

This illustration is intended to convey the types of materials which will be used for the multifamily Parcel D in Senator Royall. Exterior finishes include 30% masonry and the balance shall be a mix of HardiPanel or similar cementitious products. This design is conceptual in nature.

