

**1. General Provisions:**

- a. These Development Standards form a part of the rezoning plan associated with this CC (Commercial Center) petition which includes certain Optional Provisions to accommodate development on approximately 10.36 acres located on Eastway Drive and Central Avenue as more particularly shown on the Rezoning Plan (the "Site"). Development of the Site will be governed by the attached 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 (including these Development Standards) establish more stringent standards, the regulations established under the Ordinance for the CC Zoning Classification shall govern development on the Site.
- b. Consequently, except as otherwise expressly specified on the Rezoning Plan, the layout of the development; the exact alignments of streets and points of access; the numbers, the size, configuration and placements of building(s) and parking areas; and the depictions of such elements on the Rezoning Plan are graphic representations of the proposed development. They may, therefore, be altered or modified subject to the accompanying Development Standards and Section 6.207 of the Ordinance. Parking layouts for surface and structured parking may be modified to accommodate changes to the extent permitted by the Ordinance.
- c. This Rezoning Petition and the Rezoning Plan will supersede and replace all prior rezoning petitions.

**2. Optional Provisions**

- a. The Petitioner seeks the optional provision to allow buildings to encroach into the 35' setback to bring buildings closer to the street.

**3. Building Heights:**

- a. Building height will not exceed 100 feet, or nine (9) stories. The allowed building height to be measured and calculated as defined by the Ordinance.

**4. Unified Development:**

- a. The Site shall be viewed as a unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and as to current and future improvements located within adjacent parcels known as Tax Parcel #12909121. As such, side and rear yards, setbacks, and other similar zoning standards will not be required internally between improvements located on the Tax Parcel #12909121. Furthermore, the Petitioner reserves the right to subdivide the Site and create lots within the interior of the development of the Site without regard to any such internal separation standards, provided, however, all such yards and separation standards along the exterior boundary of the Site shall be adhered to.

**5. Parking/Internal Vehicular Circulation:**

- a. Off street parking spaces will be provided at the following ratios for the Site:

- (i) Residential uses: 1.0 spaces per unit.
- (ii) Professional business and general and medical office uses: one space per 300 square feet.
- (iii) Retail uses (non-restaurant): one space per 600 feet.
- (iv) Restaurant uses: one space per 125 square feet, and
- (v) Other non-residential uses: one space per 600 square feet.

**6. Access Points & Circulation:**

- a. Access to the Site will be from Central Avenue and Eastway Drive as generally depicted on the Rezoning Plan.

- b. The alignment of the proposed public street, the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns and parking layouts.

**7. Stormwater:**

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance in effect at the time of approval of this Petition.

**7. Lighting:**

- a. All new lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site will be limited to 25 feet in height.
- c. No "wall pak" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.
- d. Pedestrian scale lighting will be installed on the Site along interior streets and streets that border the Site.

**8. Screening and Tree Ordinance:**

- a. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the building. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

- b. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

**9. Architectural Controls:**

- a. The building 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 hard-plank), stucco, EFIS or wood. Vinyl as building material may only be used on windows and/or soffits.

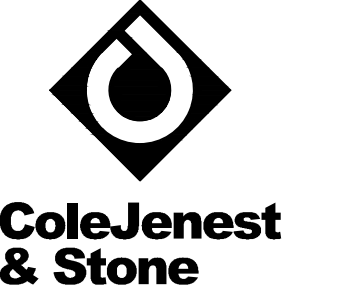
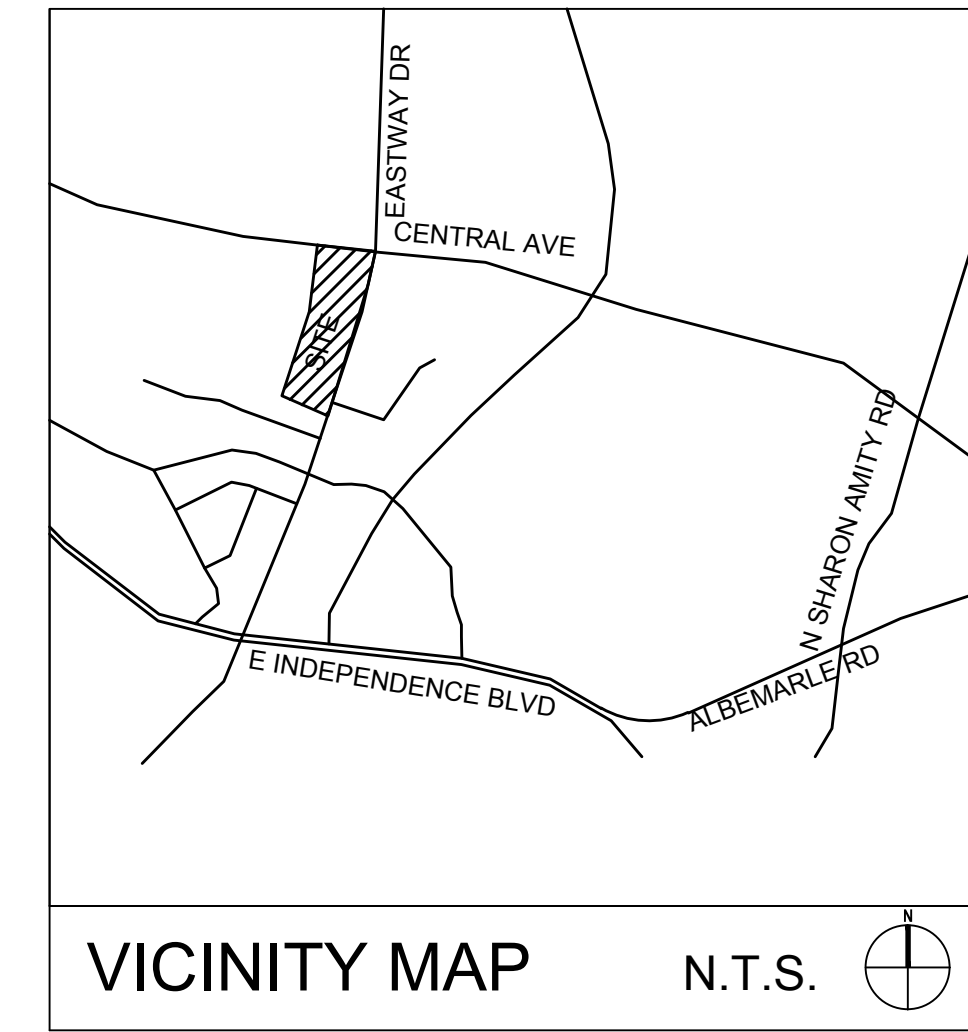
**10. Amendments to the Rezoning Plan:**

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.

**11. Binding Effect of the Rezoning Application:**

- a. 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 the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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**EASTWAY CROSSINGS**

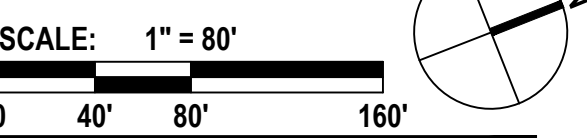
Charlotte  
North Carolina 28284

**SITE PLAN FOR ADMINISTRATIVE REVIEW**  
PETITION #

Project No. 4189

Issued 09/24/12

Revised 09/09/00



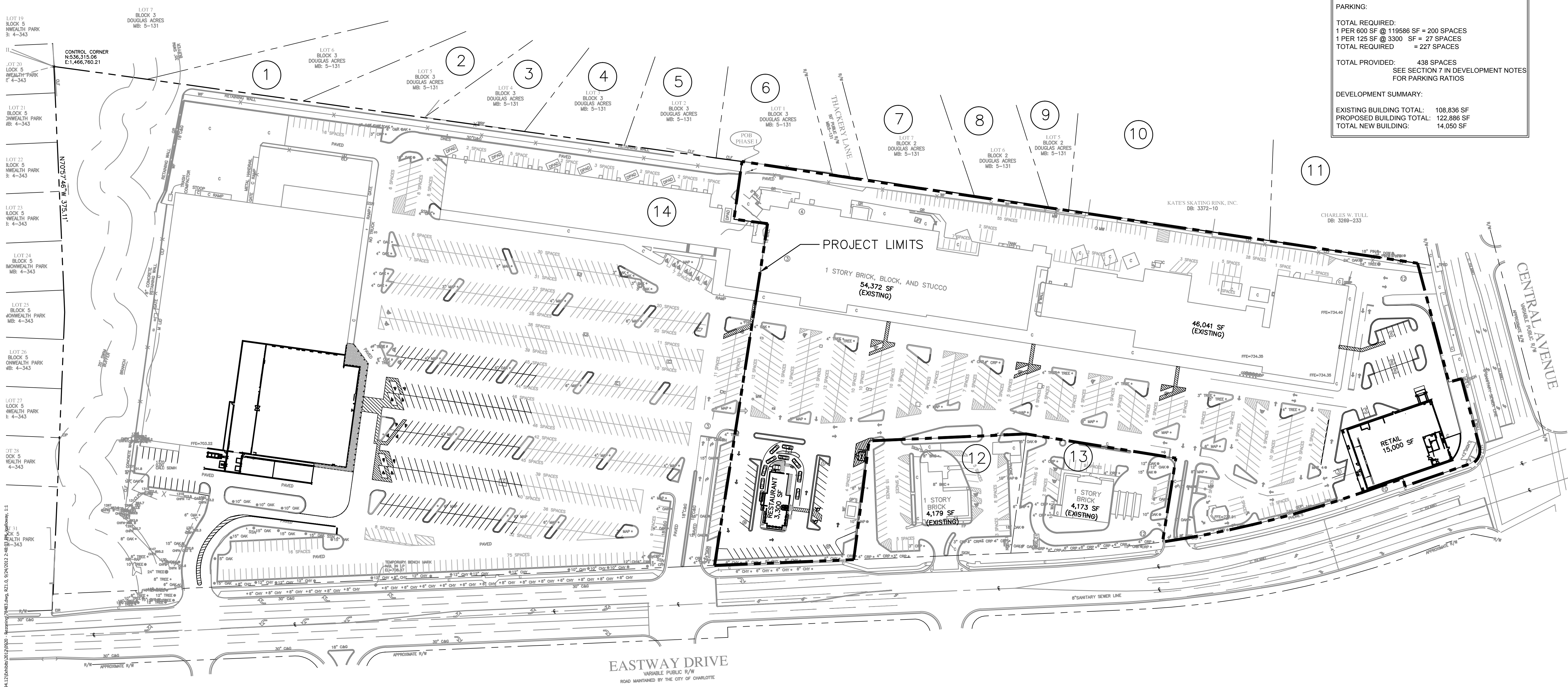
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**ADJACENT PROPERTY OWNERS**

PROPERTY	PARCEL	OWNER	ADDRESS
1	12909144	DOUGLAS FRANKSSON SHERIDAN AND PATRICIA FALKNER	1482 CAROLYN DR CHARLOTTE, NC 28205
2	12909143	GENE T LIVINGSTON	1458 CAROLYN DR CHARLOTTE, NC 28205
3	12909142	MABLE IVEY	1466 CAROLYN DR CHARLOTTE, NC 28205
4	12909141	JAMES LAMARR JR DRUMM AND EDWARD GRANT CURTIS JR	1476 CAROLYN DR CHARLOTTE, NC 28205
5	12909140	JOHN R JR ASBURY AND CAROL W	1482 CAROLYN DR CHARLOTTE, NC 28205
6	12909139	PAULINE J ASBURY	1490 CAROLYN DR CHARLOTTE, NC 28205
7	12909138	MARVIN P FRANCIS AND MARCIA C FRANCIS	3621 THACKERY LN CHARLOTTE, NC 28205
8	12909136	ROBBIE L GORDON AND JASON W BARBOSA	1510 CAROLYN DR CHARLOTTE, NC 28205
9	12909135	ROBERT ALLEN RIGGSBEE	1518 CAROLYN DR CHARLOTTE, NC 28205
10	12909127	LITTLE SAIGON LLC	2365 SPENCER WY STONE MOUNTAIN, GA 30087
11	12909158	CWT PROPERTIES LLC	6401 CARMEL RD #102 CHARLOTTE, NC 28226
12	12909163	FFF ASSOCIATES INC	1127 HIGH RIDGE RD PMB 137 STANFORD, CT 06905
13	12909162	% THOMAS B MORRIS-SR FIRST-CITIZENS BANK & TRUST CO	16 EAST ROWAN ST RALEIGH, NC 27609 5
14	12909121	EASTWAY II HOLDINGS LLC	PO BOX 36799 CHARLOTTE, NC 28236



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