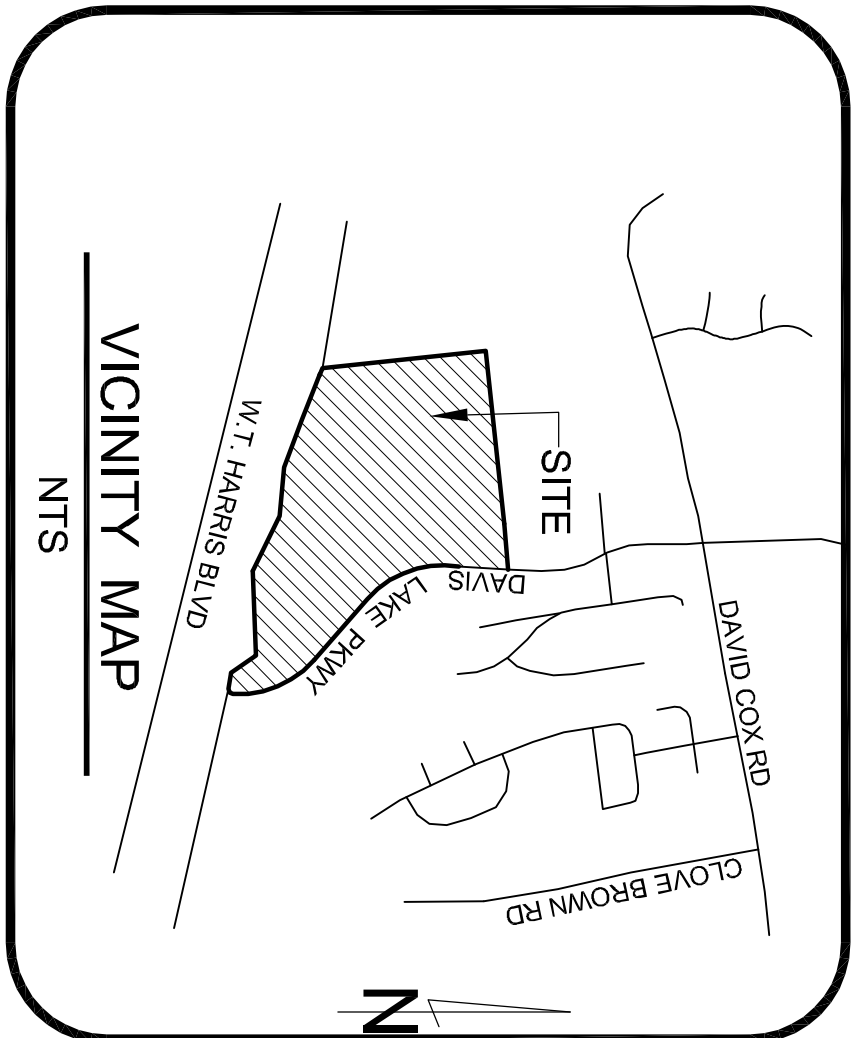


ADJACENT PROPERTY OWNERS

- | | | | |
|---|---|----|--|
| 1 | R-15MF (CD)
04315287
HOA WOODCROFT AT DAVIS LAKE
5900 DAVID LAKE PKWY
CHARLOTTE, NC 28269 | 9 | I-1
04308512
BOULEVARD HOLDINGS LLC
C/O CIVICAPITAL ASSET
MANAGEMENT LLC
7501 WOODMONT AVE
BETHESDA, MD 20814 |
| 2 | R-15MF (CD)
04315270
HARVEY FLEISHMAKER
4808 WHISTLING OAKS CT.
CHARLOTTE, NC 28269 | 10 | I-1
04322109
U-STOR-FT LP
PTA-CS#405
PO BOX 320098
ALEXANDRIA, VA 22320 |
| 3 | R-15MF (CD)
04315271
NATHAN AFEEL
4812 WHISTLING OAKS CT.
CHARLOTTE, NC 28269 | 11 | I-1
04322103
CROW-CHILDRESS-KLEIN #8A
301 S COLLEGE ST.
SUITE 2800
CHARLOTTE, NC 28202 |
| 4 | R-15MF (CD)
04315290
MANAGEMENT CO., INC
5300 SOUTHWEST RD.
190 FINLEY COLF COURSE RD.
CHAPEL HILL, NC 27514 | 12 | MX-2 (INNOV)
04322101
LIMITED PARTNERSHIP HARRIS
WOODS LAND INVESTORS
1515 MOCKING BIRD LN SUITE #550
CHARLOTTE, NC 28209 |
| 5 | R-15MF (CD)
04315106
DAVIS COMMONS ARBON LLC
DAVIS COMMONS ARCHER LLC
2089 E FORT UNION BLVD.
SALT LAKE CITY, UT 84121 | 13 | CC
04322114
CAMBRIDGE-DAVIS LAKE LLC
831 E MOREHEAD ST
SUITE #245
CHARLOTTE, NC 28202 |
| 6 | MX-3
04323294
EC GRIFFITH CO
HARRIS WOODS LLC
#2A 1944 BRUSWICK AVE.
CHARLOTTE, NC 28207 | 14 | CC
04322113
CAMBRIDGE-DAVIS LAKE LLC
831 E MOREHEAD ST
SUITE #245
CHARLOTTE, NC 28202 |
| 7 | MX-3
04306202
HARRIS WOODS LLC
#2A 1944 BRUSWICK AVE.
CHARLOTTE, NC 28207 | 15 | CC
04322115
TACO BELL OF AMERICA, INC.
C/O TBC TAX #02835
LOUISVILLE, KY 40232 |
| 8 | MX-3
04306510
NP THE OAKS LLC
C/O MCDOWELL PROPERTIES
607 MCDOWELL ST SUITE 2000
SAN FRANCISCO, CA 94111 | 16 | CC
04322116
CHICK-FIL-A, INC.
5220 BURNINGTON RD
ATLANTA, GA 30349 |

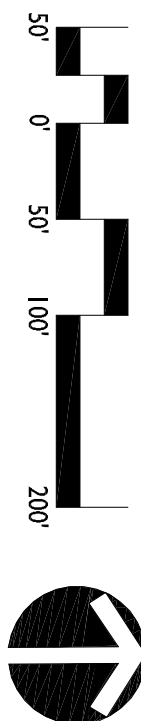
DEVELOPMENT DATA

- Rezoned Acreage: TOTAL 16.56 ac
- Existing Parcel 5-Shopping Center Tract: ±15,826 ac
 - Added Acreage-NCDOT excess ROW: ±.614 ac
 - Added Acreage-a portion of Parcel 3: ±.125 ac
 - Less Subdivided Parcel 6: ±3,247 ac
 - Revised Parcel 5 area: ±13,317 ac
- *NOTE: The revised Parcel 5 area and the proposed Parcel 6 area (16.56 ac) hereinafter referred to as the "Property".
- Tax Parcel #: 04322108
- Existing Zoning: CC
- Proposed Zoning: CC SPA
- Existing Uses: COMMERCIAL AND RETAIL
- Proposed Uses: COMMERCIAL AND RETAIL
- Maximum Gross Square feet of Development: TOTAL 160,000 sf (No Change)
- Existing Parcel 5: (No Change)
 - Proposed Parcel 6: 15,000 sf
- Maximum Building Height: 40' MAX
- Setbacks:
- W.T. Harris Blvd.: 14' Minimum Setback and Tree Save
 - Davis Lake PKWY: 40' Minimum Open Space
 - Access drive from W.T. Harris Blvd.: 10' Back of Curb Setback
 - Existing Drive from W.T. Harris Blvd Entry to Davis Lake Parkway Entry: 5' Back of Curb Setback
- Floor Area Ratio: .22 (150,000sf / 721,615 sf)
- Parcels 5 Parking: No Change
- Parcels 6 Parking: Per Ordinance Required
- Open Space: Per Ordinance Required



LEGEND

- SITE BOUNDARY
- SETBACK



PETITION NUMBER: 2013-024

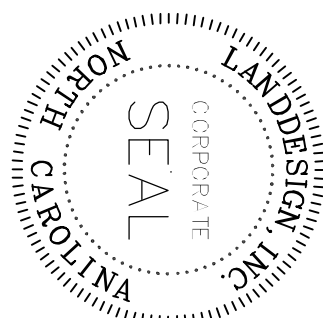
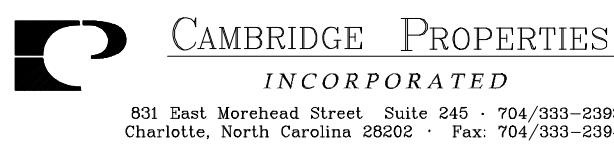
DATE: November 30, 2012
DESIGNED BY:
DRAWN BY:
CHECKED BY:
C.C. BY:
SCALE: 1"=100'
PROJECT #: 1012325

REVISIONS:

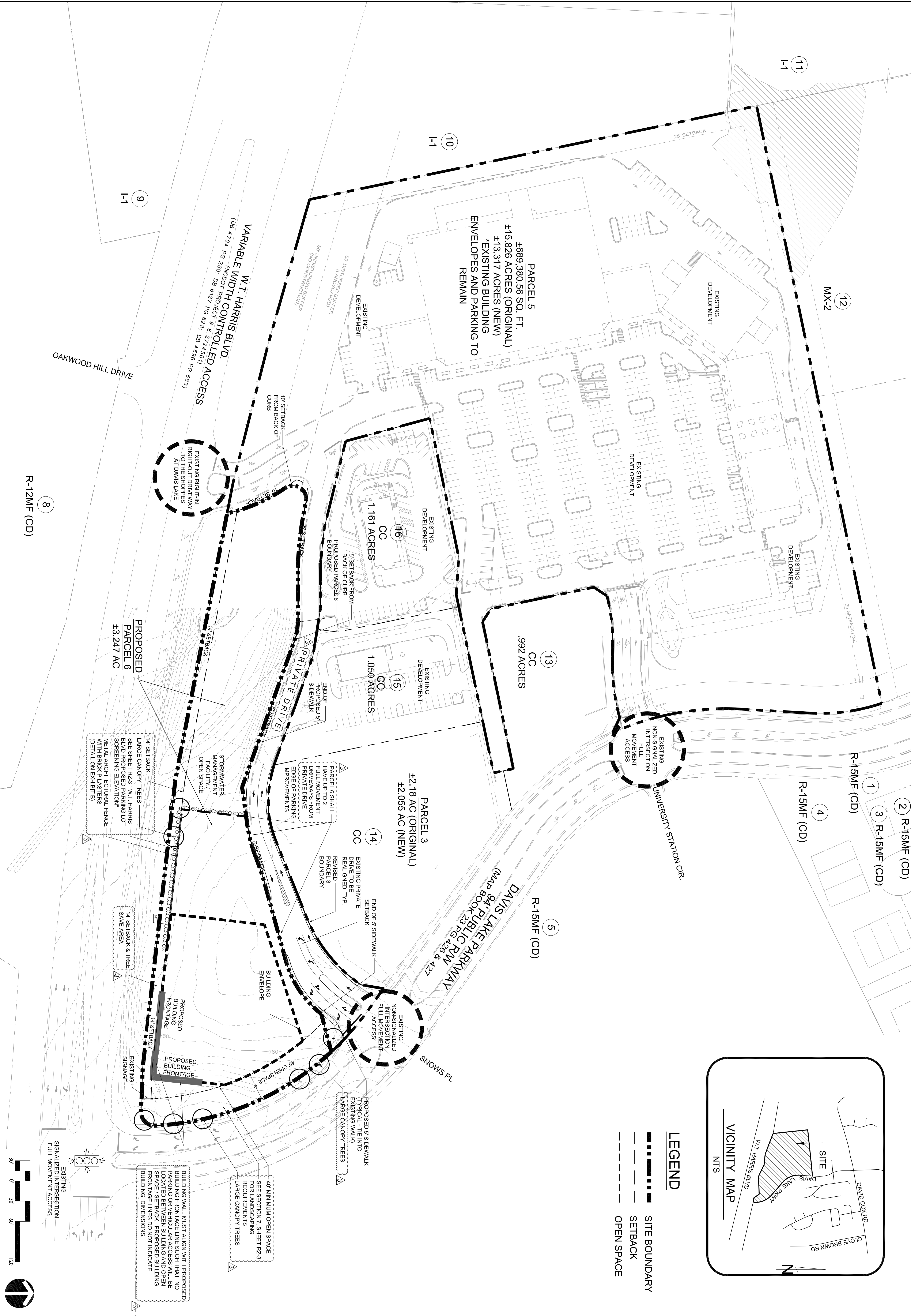
07.23.13	
(2) 09.20.13	- REVS PER CITY COMMENTS
(3) 10.25.13	- REVS PER CITY COMMENTS

SHEET #:
RZ-1

SHOPPES AT DAVIS LAKE
Technical Data Sheet
Cambridge Properties, Davis Lake LLC
REZONING PETITION NO. 2013-024



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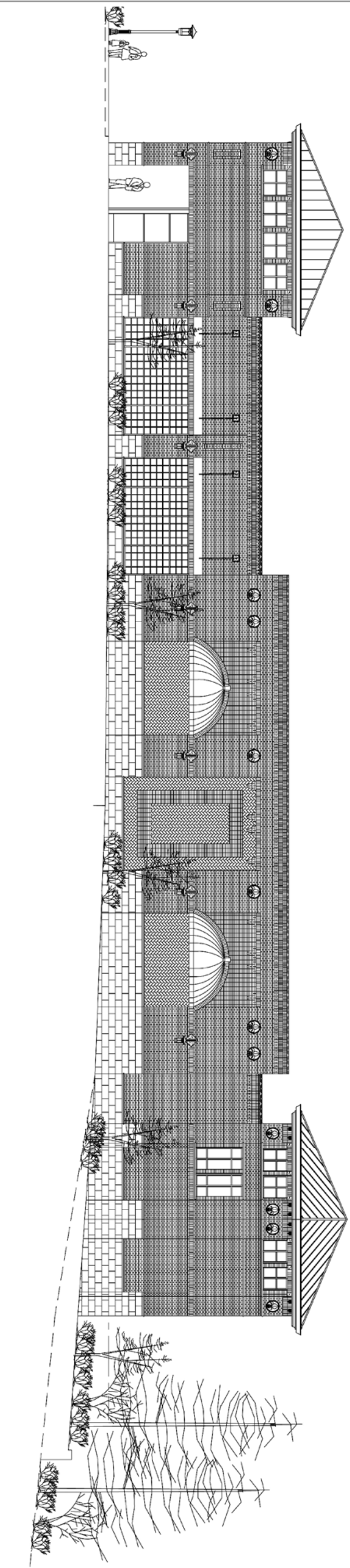


EXHIBIT A: W.T. HARRIS BOULEVARD ILLUSTRATIVE BUILDING ARCHITECTURAL ELEVATION
(NOT INTENDED TO BE EXACT BUILDING AND NOT TO SCALE)

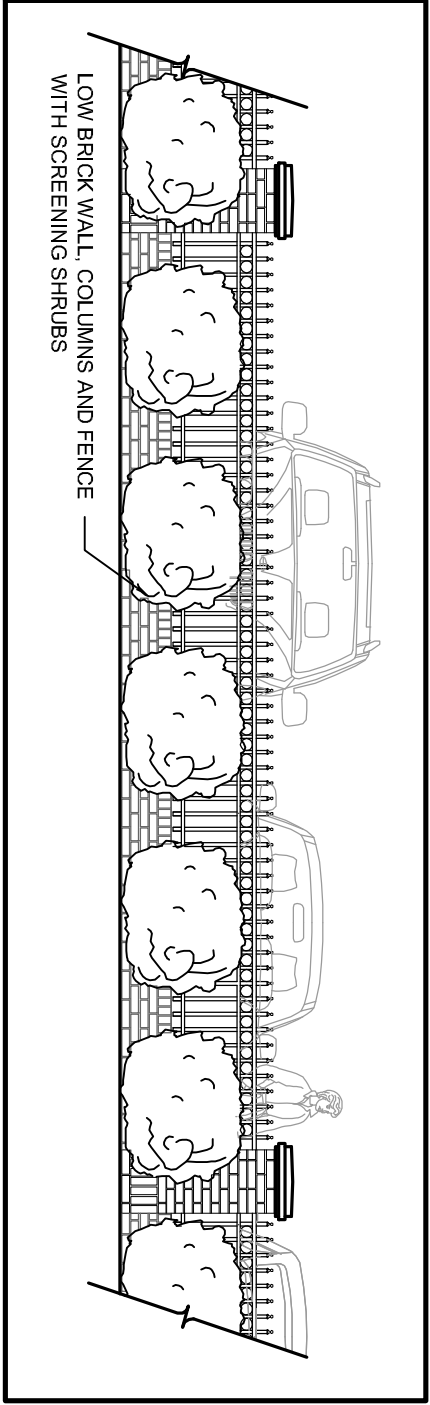


EXHIBIT B: W.T. HARRIS BLVD PROPOSED PARKING LOT SCREENING - ELEVATION
(NOT TO SCALE)

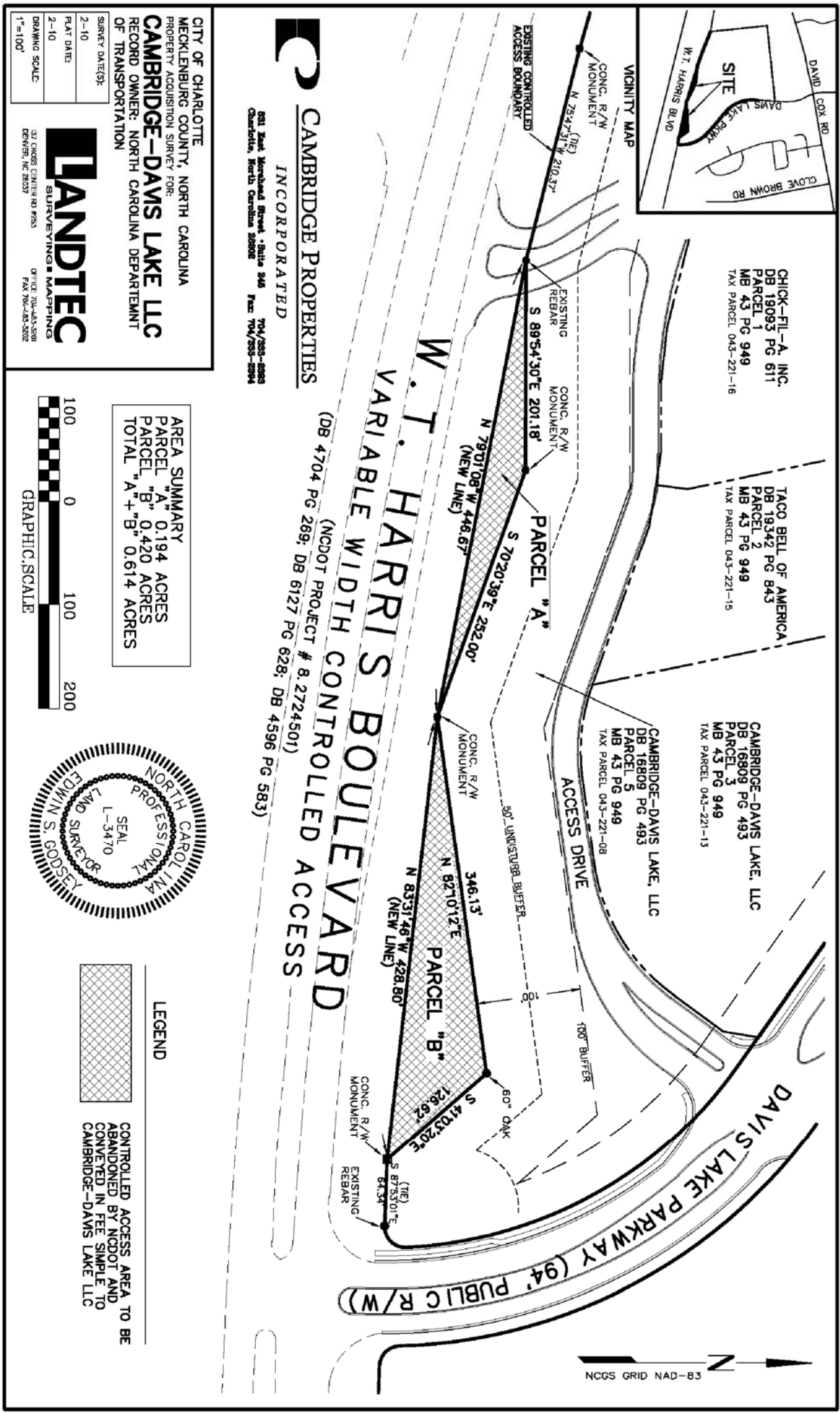


EXHIBIT C: FORMER NCDOT EXCESS RIGHT-OF-WAY -
(NOT TO SCALE)

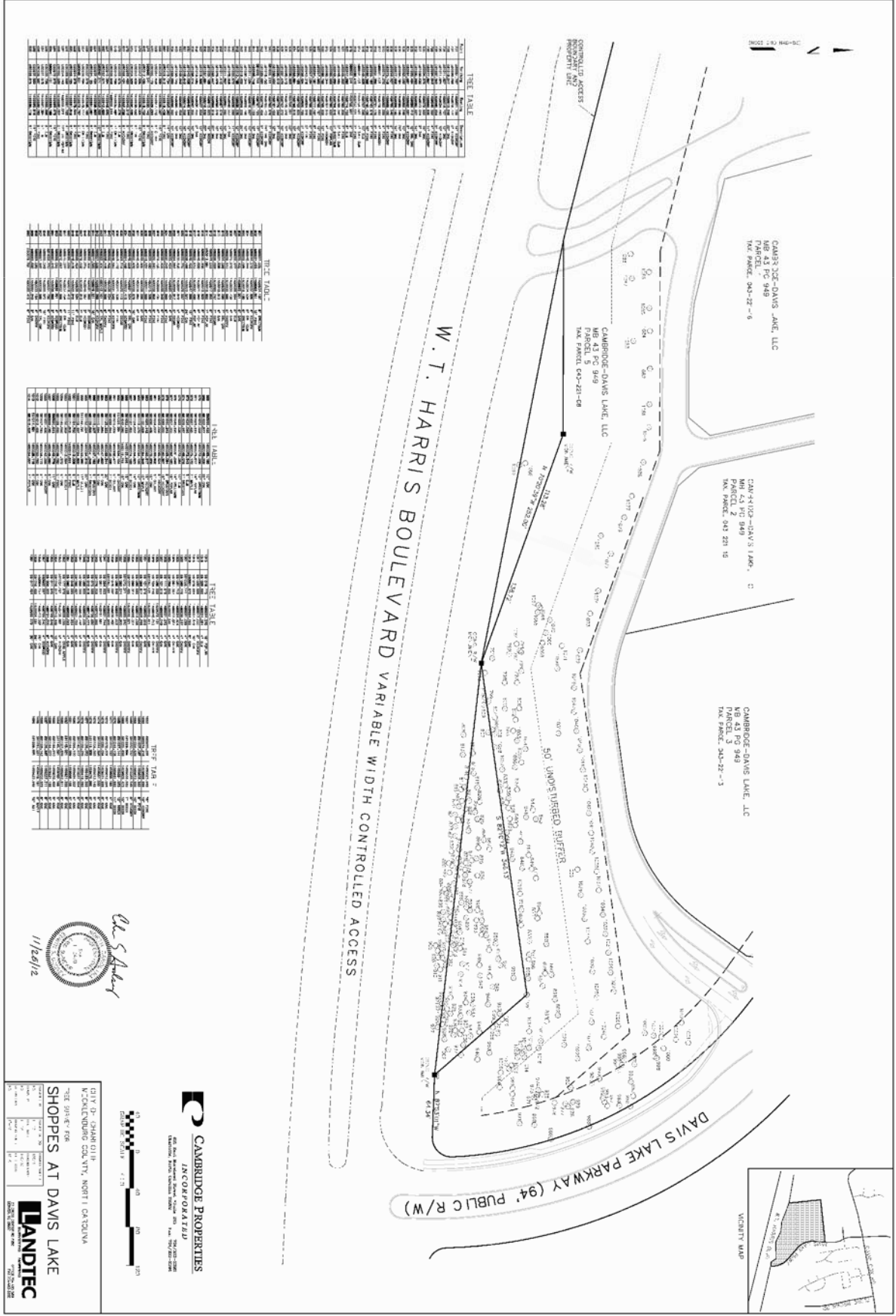


EXHIBIT D: Tree Survey Depicting Existing Buffer Vegetation
(Not to Scale)

SHOPPES AT DAVIS LAKE SHOPPING CENTER DEVELOPMENT STANDARDS

1. Development Data

- a. Total Site Rezoning Acreage: ± 16.56 ac
- Existing Parcel 5 - Shopping Center Tract: ± 15.826 ac
- Added Acreage - NCDOT excess RW: ± 0.614 ac
- Added Acreage - a portion of Parcel 3: $\pm .125$ ac
- Less Subdivided Parcel 6: ± 3.247 ac
- Revised Parcel 5 area: ± 13.317 ac

NOTE: The revised Parcel 5 area and the proposed Parcel 6 area (16.56 ac.) are hereinafter referred to as the "Property".

- b. Tax Parcels included in Rezoning: 04322108
- c. Existing Zoning (including overlays and vesting): CC
- d. Proposed Zoning (including overlays and vesting): CC-SPA
- e. Existing and Proposed Uses: COMMERCIAL/RETAIL
- f. Number of Residential Units by Housing Type: N/A
- g. Residential Density: N/A
- h. Square footage of Non-Residential Uses by Type (retail, office, industrial, etc.):
Approved Retail: $160,000$ SF
Existing Retail: $90,844$ sf
Proposed Parcel 6 Retail: $\pm 15,000$ sf (as Part of Approved Retail SF above)

- i. Floor Area Ratio: .22
- j. Maximum Building Height: 40' max.
- k. Parking:
Parcel 5: No Change
Parcel 6: Per Ordinance Req.
- l. Amount of open space, per ordinance
- m. Setbacks (Proposed Parcel 6 only):
WT Harris Blvd - 14 foot minimum setback
Davis Lake Pkwy- 40 foot minimum Open Space
Access drive from W.T. Harris Blvd.: 10 foot Back of Curb Setback
Existing Private Drive from W.T. Harris Blvd Entry to Davis Lake Parkway Entry: 5' Back of Curb Setback

2. General Provisions

a. Development of Parcel 6 will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses of Parcel 6, but the exact configuration placement, and size of the individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases as allowed under the provisions of Section 6.2 of the Zoning ordinance.

b. Development of Parcel 6 will comply with, as it applies, with Section 11.406(7)(a)(c)(d) and (e) except as follows: (1) doors on the building and sidewalk within the 14 foot setback will not be required along W.T. Harris Boulevard since the 14 foot setback will also be a Tree Save Area as set forth in Section 8.a.

c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner", or "Petitioners", shall, with respect to Parcels 5 and 6, be deemed to include the heirs devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in it development from time to time.

3. Purpose

This Rezoning Application requests three (3) changes to the existing CC Zoning of the property:

- a. Combine 0.614 acres of former NCDOT excess W. T. Harris Blvd, Right-of-Way to Parcel 5 (#04322108).
- b. Rezone the new combined Parcel 5 acreage to CC-SPA in order to allow subdivision of proposed Parcel 6 (3.247 ac) from the enlarged Parcel 5 area to allow development of a retail building up to $15,000$ square feet as depicted on the Schematic Site Plan attached.
- c. Amend the Undisturbed and Disturbed Buffer Area along W.T. Harris Boulevard and Davis Lake Parkway to the condition of existing vegetation that currently exists as depicted on the Tree Survey attached plus additional streetcape and landscape plantings

These three (3) requests are not mutually exclusive and therefore can be considered independently.

4. Permitted uses

- a. Uses allowed on the Property included in this Petition are those uses that are permitted in the CC district except as may be further limited or amended by the specific provisions of the Parcel 6 site plan.

5. Transportation

- a. The Site will continue to have two full access intersections along Davis Lake Parkway and one right in/right out access intersection along W.T. Harris Boulevard at their existing locations.
- b. Surface parking areas are generally depicted on the concept plan for the site.
- c. Parcel 6 will have up to two (2) full access points on the Private Drive within Parcel 5 as depicted on RZ-2 plan

6. Architectural Standards

- a. The attached Illustrative Building Architectural Elevation (Exhibit A) for the proposed building located in Parcel 6 represents substantially the architecture design and materials, but not the specific building dimensions, that will be used for the building on Parcel 6 except that windows shall be added.
- b. The building materials shall be all masonry with accent EIFS. General Shale Phoenix Tumbled shall be used as the primary brick with General Shale Palmetto .25 Grey/stone brick used for accent. The pre-cast concrete shall be white Anticraft smooth face, or comparable.
- c. All HVAC units will be screened from the view of W.T. Harris Boulevard and Davis Lake Parkway.
- d. Any loading docks and/or dumpster/recycling areas shall be screened with masonry walls using the same materials as used on the building.
- e. All building materials, colors and architectural design for a building on Parcel 6 will match the existing Shoppes at Davis Lake Shopping Center and other outparcel buildings.

7. Streetscape and Landscaping

- a. The 40 foot Open Space along Davis Lake Parkway shall be subject to the following minimum planting requirements for areas disturbed by grading or other construction activities. As depicted on the Schematic Landscape Plan attached as Exhibit E, for every 2,000 square feet of Buffer or Landscape area there shall be:

1. Two Large Canopy Trees of 4 inch caliper minimum
 2. Two Understory Trees of 6-foot height minimum
 3. Two Evergreen Trees of 4 to 5 feet minimum
 4. Eight Evergreen Shrubs at 3 gallon pot size minimum
 5. Six Deciduous Shrubs at 3 gallon pot size minimum
- If existing vegetation to remain meets or exceeds the above standards, no additional planting will be provided; otherwise, supplemental plantings will be installed. Where existing vegetation is to remain, vines, weedy plants, and other scold growth may be removed to provide proper landscape appearance.

- b. A landscape hedge row and metal architectural fence with brick pilasters (to match building) will be installed in front of the parking area that fronts W.T. Harris Boulevard (see details on Exhibit B). Large Canopy Trees (4 inch in caliper) will be planted in front of parking area that fronts W. T. Harris Boulevard and along Davis Lake Parkway as depicted on Exhibit E.

8. Environmental Features

- a. Treesave: Reserved The existing trees over 3 inch caliper that are located completely within the 14 foot Setback and Tree Save Area along W.T. Harris Boulevard and within the 40 foot Open Space Area along Davis Lake Parkway as they are depicted and noted on Exhibit F shall be preserved.

- b. PCO treatment:
 1. Stormwater detention will not be located in any setback or buffer.

9. Open Space

- a. Reserved

10. Fire Protection

- a. Reserved

11. Signage

- a. Parcel 6 will have signage as allowed per the Ordinance for an outparcel.

12. Lighting

- a. Lighting will be fully shielded and downward facing.
- b. Exterior lighting for business and retail areas will be directed or shielded to prevent glare on nearby residential properties. The maximum fixture height will be 25 feet.

13. Other

- a. Reserved

SHOPPES AT DAVIS LAKE Development Notes Cambridge Properties, Davis Lake LLC REZONING PETITION NO. 2013-024



223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

DATE: November 30, 2012
DESIGNED BY:
DRAWN BY:
CHECKED BY:
C.C. BY:
SCALE:
PROJECT #:1012325

REVISIONS:
07.23.13
(2) 09.20.13 - REVS PER CITY COMMENTS
(3) 10.25.13 - REVS PER CITY COMMENTS

SHEET #:
RZ-3

(NOT TO SCALE)



DATE: November 30, 2012
DESIGNED BY:
DRAWN BY:
CHECKED BY:
Q.C. BY:
SCALE:
PROJECT #:1012325

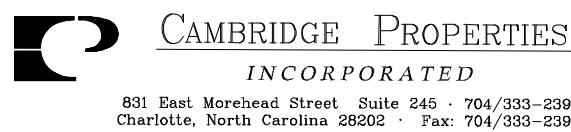
REVISIONS:
(3) 10.25.13 - REVS PER CITY COMMENTS

SHOPPES AT DAVIS LAKE

Development Notes

Cambridge Properties, Davis Lake LLC

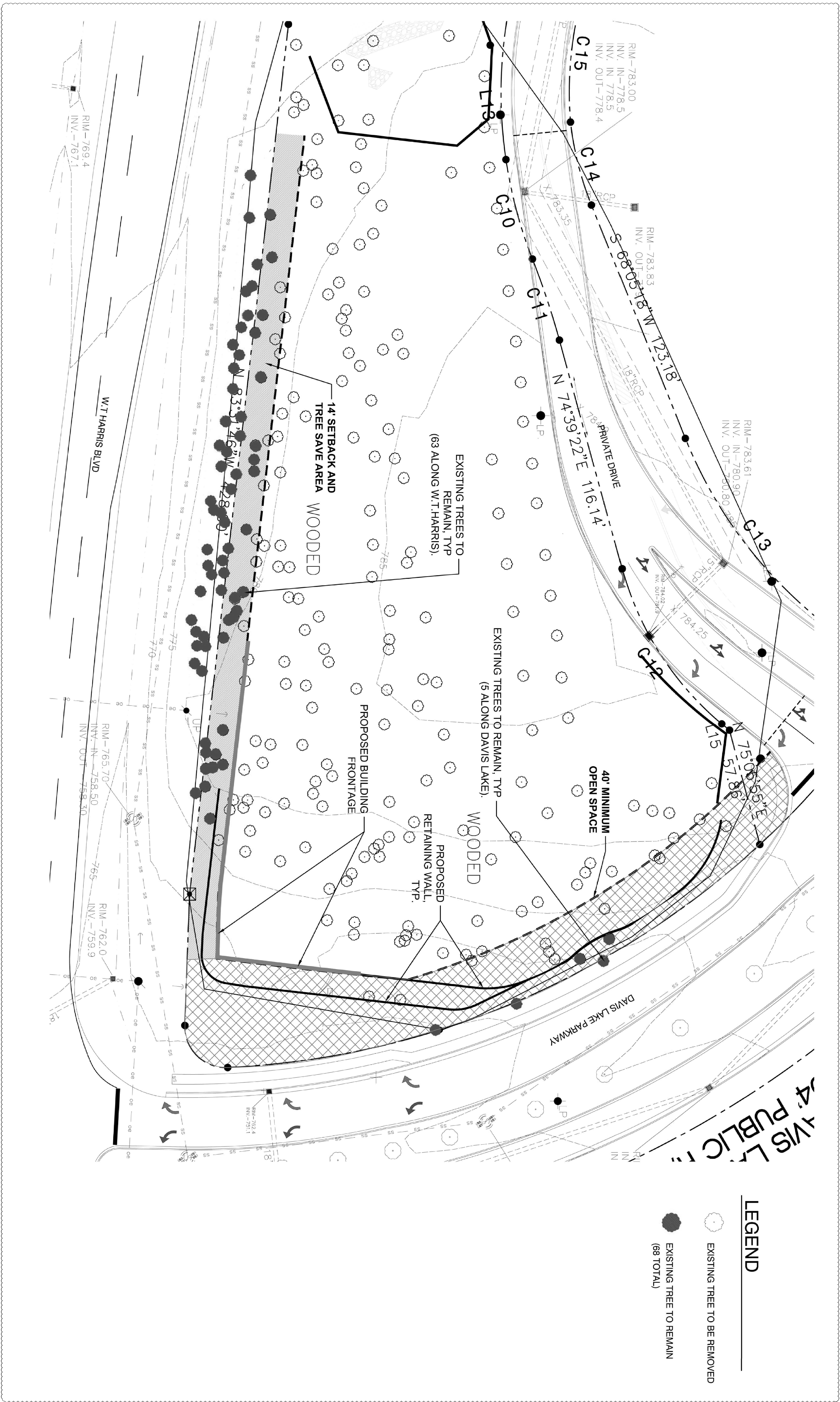
REZONING PETITION NO. 2013-024



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EXHIBIT F: EXISTING TREES AND TREESAVER PLAN
(NOT TO SCALE)



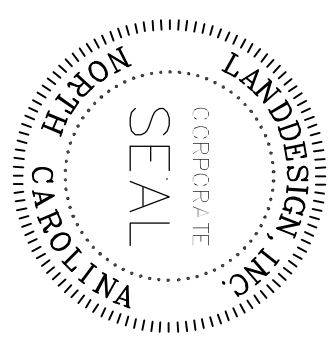
DATE: November 30, 2012
DESIGNED BY:
DRAWN BY:
CHECKED BY:
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SCALE:
PROJECT #:1012325

REVISIONS:
(3) 10.25.13 - REVS PER CITY COMMENTS

SHEET #:
RZ-5

SHOPPES AT DAVIS LAKE
Development Notes
Cambridge Properties, Davis Lake LLC
REZONING PETITION NO. 2013-024

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831 East Morehead Street, Suite 245 • 704/333-2393
Charlotte, North Carolina 28202 • Fax: 704/333-2394



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