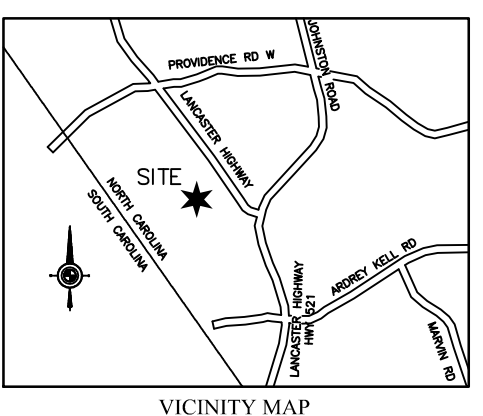


- DEVELOPMENT CONDITIONS**
- I. Development Data Table**
- | | |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| SITE AREA: | 964,664 SQ FT / 22,1456 AC |
| PARCEL ID NUMBER: | 223-511-01 PORTION OF
223-511-02 PORTION OF
223-511-03
223-532-01 |
| EXISTING ZONING: | NS, R-17 MF(CD) |
| EXISTING USE: | SINGLE FAMILY & VACANT |
| PROPOSED ZONING: | O-1 (CD) |
| PROPOSED USE: | RELIGIOUS INSTITUTION |
| PROPOSED SQUARE FOOTAGE: | 200,000 SQ FT CHURCH OFFICE
42,000 SQ FT WORSHIP CENTER (1,600 SEATS)
22,000 SQ FT CHILDREN'S MINISTRY
264,000 SQ FT TOTAL |
| FLOOR AREA RATIO: | .60 MAX |
| FLOOR AREA RATIO PROVIDED: | 264,000 SQ FT / 964,664 SQ FT = 28 F.A.R. |
| BUILDING HEIGHT: | WORSHIP CENTER/CHILDREN'S MINISTRY - 40' MAX, EXCLUDING A STEEPLE, IF ANY
CHURCH OFFICE - 60' MAX (ALLOWED WITH 1 FOOT INCREASE FOR EVERY 2 FEET SIDE YARD IS INCREASED PER SECTION 9.705(1)) |
| PARKING REQUIRED: | AS REQUIRED BY THE ORDINANCE |
| TREE SAVE: | AS REQUIRED BY THE ORDINANCE |
- 2. General Provisions**
- a. These development conditions form a part of the rezoning petition filed by Elevation Church ("Petitioner" or "Owner") to accommodate the development of an approximately 22 gross acre site located at the southwestern quadrant of Lancaster Highway and U.S. 521, and which is more particularly depicted on the Technical Date Sheet and Schematic Site Plan (the "Site").
- b. These development conditions, the Technical Date Sheet, Schematic Site Plan (Data Sheet and Site Plan are collectively, "Site Plan"), elevations, Petitioner's Application for Rezoning ("Application") and any revisions thereof are collectively referred to as the "Rezoning Petition".
- c. The Site is largely vacant, undeveloped property with 3 single family residences located thereon. In 2000, the majority of the Site was rezoned as part of a +/- 50-acre tract to R-17 Multi-Family (CD) to initially allow for 696 dwelling units and later revised to permit 603 dwelling units. Another portion of the Site was rezoned to Neighborhood Services (NS) to allow for retail use. The Site was never developed in accordance with the approved plans.
- d. The proposed design, including location of access points, size, configuration and location of buildings and parking area may be altered or modified during the design/development/construction phases, as long as it meets the requirements of these development conditions, and Section 6.207 of the Ordinance.
- e. The development of this Site will be governed by the Rezoning Petition and the applicable provisions of the City of Charlotte's Zoning Ordinance (the "Ordinance").
- 3. Optional Provisions** N/A
- 4. Permitted Uses**
- a. Site may be devoted to religious institution and office space uses associated with a religious institution and any incidental or accessory uses that are permitted under the Ordinance by right or under prescribed conditions in the O-1 Zoning District, including, but not limited to, fitness center and daycare amenities for staff and media production and broadcast studios.
- 5. Transportation**
- a. Petitioner will offer for dedication the additional right of way along Lancaster Highway to comply with the Major Thoroughfare, as measured 50 feet from the centerline of Lancaster Highway as generally shown on the Site Plan.
- b. Petitioner intends to provide the following roadway improvements:
- (1) Construct a southbound right turn lane on Lancaster Highway at the proposed main access as generally depicted on the Site Plan.
 - (2) A northbound left turn lane on Lancaster Highway at the proposed main access by remarking the existing pavement as generally depicted on the Site Plan.
 - (3) Construct a westbound right turn lane on US 521 at the proposed right-in-right-out access as generally depicted on the Site Plan.
 - (4) Extend the southbound right turn only lane on Lancaster Highway at US 521 to provide a total of 500 feet of storage.
 - (5) A combination southbound through-right lane on Lancaster Highway at US 521 by remarking the existing southbound through only lane.
- c. Parking:
- (1) Quantities and design of surface. Parking or loading areas will meet or exceed the standards established under the Ordinance.
 - (2) Bicycle parking spaces, long term and short term, shall be provided in accordance with the Ordinance.
- d. Connectivity:
- (1) Pedestrian and vehicular connections throughout the Site will be provided in the manner generally shown on the Site Plan.
 - (2) Internal sidewalks shall connect the entrances of the building to the sidewalk along the street.
 - (3) Petitioner will offer for dedication additional right of way along Lancaster Highway to include a minimum 8-foot planting strip and 6-foot sidewalk, generally as depicted on the Site Plan.
 - (4) Petitioner will provide a sidewalk easement to allow for a 6-foot sidewalk along US 521 as generally shown on the Site Plan.
- e. Driveways: Access to the Site will be generally as depicted on the Site Plan. Exact driveway locations and design will be subject to review and approval of the Charlotte Department of Transportation (CDOT) and North Carolina Department of Transportation (NCDOT); provided however, that the right in / right out on US 521 shall remain in the location as shown on the Site Plan.
- f. Surface parking shall be provided as shown on the Site Plan.
- g. Petitioner is requesting the abandonment of a portion of Lancaster Highway as shown on the Site Plan.
- h. All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
- i. Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.
- j. A Right-of-Way Encroachment Agreement is required for the installation of any non-standard items (irrigation systems, decorative concrete pavement, brick pavers, etc.) within a proposed/existing city maintained street right-of-way by 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 items. Contact CDOT for additional information concerning cost, submittal, and liability insurance coverage requirements.
- k. Two 35' x 35' and two 10' x 70' sight triangles will be reserved as generally depicted on the Site Plan. All proposed trees, berms, walls, fences and/or identification signs will not interfere with sight distance at entrances. Petitioner reserves the right to install a low masonry wall within the sight triangle near the Lancaster Highway entrance in the location as generally shown on the Site Plan.
- 6. Architectural Standards**
- a. Exterior building materials shall consist of metal, glass and concrete as generally shown on the attached elevations.

- b. Buildings will utilize four-sided architecture on all elevations.
- c. Expanses of solid wall may not exceed 20' in length.
- d. The attached building elevations are intended to represent the general architectural theme and overall design of the proposed buildings to be constructed on the site.
- e. Buildings will have insulated exterior walls to dampen noise transmission to the outside.
- f. Petitioner reserves the right to alter the various building/design elements so long as the general overall architectural theme is preserved.
- 7. Streetscape and Landscaping**
- a. Street trees, landscaping buffers and screening will be provided as required by the Ordinance subject to these development conditions. The parking spaces shall be screened per O-1 requirements, subject to these development conditions.
- b. The 75-foot Class C buffer may not be reduced except to allow access to and from the site along US 521.
- c. A low masonry wall will be provided in a location as generally shown on the Site Plan to screen parking.
- d. All loading or enclosed parking areas will be screened as generally shown on the Site Plan.
- 8. Environmental Features**
- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The location of the storm water management systems will be located and shared with the adjacent R-17MF property as depicted on the Rezoning Plan. Final location and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
- 9. Parks, Greenways and Open Space**
- a. An outdoor plaza area shall be provided in the location as generally shown on the Site Plan.
- 10. Fire Protection** N/A
- 11. Signage**
- Signage will be as permitted by the Ordinance, subject to these development conditions.
- 12. Lighting**
- a. Free standing lighting will be limited to 25 feet in height.
- b. All lighting will have full cut-off lighting fixtures.
- c. All lighting will comply with IESNA standards to the extent that the lighting design adheres to and complies with the Ordinance, Energy, local building codes and other applicable regulations.
- 13. Phasing** N/A
- 14. Other**
- a. An administrative amendment will be filed for Petition 2000-02e that will reduce the number of residential units currently approved to an amount that falls within the allowed density ("Amendment"). The Amendment will be binding and may not be added back to the Petition through the administrative amendment process. In the event that Petition 2013-48 is not approved by the City Council, said Amendment shall be null and void.
- Amendments to Rezoning Plan:**
- Future amendments to this Site Plan and these development conditions 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 Petition:**
- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these development conditions and the Site 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, throughout these development conditions, the terms Petitioner and Owner(s) shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

LINE	BEARING	DISTANCE
L1	S33°06'39"E	100.00'
L2	S31°04'05"E	100.00'
L3	S29°02'29"E	100.00'
L4	S27°00'53"E	100.00'
L5	S24°58'29"E	100.00'
L6	S22°56'52"E	101.48'
L7	S19°59'24"E	62.83'
L8	N72°09'39"E	10.22'
L9	N42°28'02"E	76.13'
L10	N68°21'04"E	22.24'
L11	N50°08'09"E	49.49'
L12	N44°15'17"E	58.21'
L13	N40°02'17"E	85.84'
L14	S2°40'11"E	81.41'
L15	N71°30'19"E	23.45'
L16	N25°50'20"E	43.29'
L17	N49°47'29"E	51.89'
L18	S77°19'20"E	112.02'
L19	N80°41'54"E	60.39'
L20	N51°41'51"E	37.26'
L21	S33°38'29"E	11.05'
L22	S89°09'58"W	178.05'
L23	N71°11'04"W	132.05'
L24	N58°13'56"W	81.22'
L25	N50°13'11"W	48.39'
L26	N25°50'30"E	6.88'
L27	S81°01'27"W	98.31'
L28	N34°18'08"W	8.42'
L29	S72°00'40"E	131.84'
L30	N34°18'08"W	28.01'
L31	S89°45'30"E	130.79'
L32	N61°56'01"E	201.11'
L33	N05°39'26"W	231.11'
L34	N05°39'26"W	94.18'
L35	N18°24'14"E	121.75'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	607.68'	237.04'	235.54'	S68°14'30"E
C2	1532.39'	391.58'	360.52'	S04°41'21"W
C3	2888.11'	67.98'	67.87'	N23°30'12"W
C4	2955.00'	55.87'	55.81'	S21°02'32"E
C5	607.68'	47.32'	47.30'	S52°50'09"E
C6	63.89'	69.41'	68.41'	N35°09'10"E
C7	316.50'	187.31'	184.59'	N35°21'30"E
C8	224.00'	67.87'	243.78'	N51°15'28"E
C9	100.00'	28.50'	28.12'	S68°15'28"E
C10	281.00'	187.18'	183.19'	N78°48'38"E
C11	281.00'	215.83'	210.65'	N40°25'03"E
C12	259.50'	268.51'	269.32'	N51°11'28"E
C13	135.50'	35.50'	35.40'	S88°10'35"E
C14	225.50'	161.72'	158.28'	N78°48'38"E



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REZONING PETITION #
2013-048

SCALE: 1"=100'

PROJECT #:
DRAWN BY:
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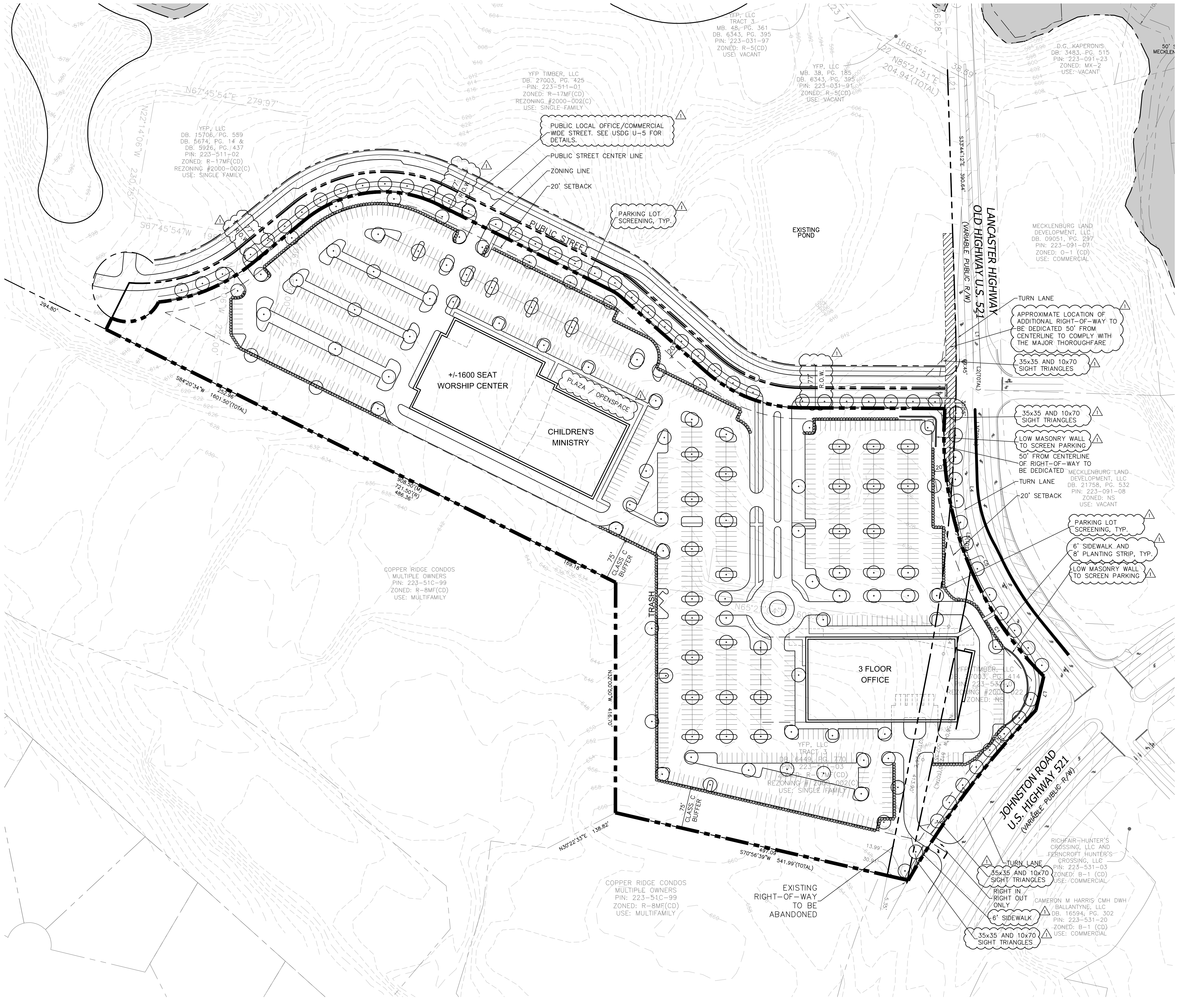
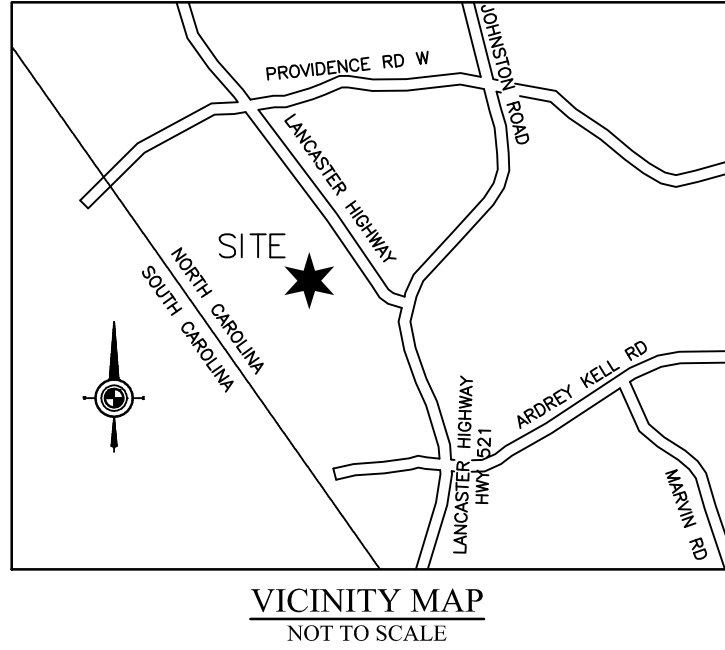
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CC
SK

TECHNICAL DATA SHEET

FEBRUARY 25, 2013

REVISIONS:
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RZ-1.0



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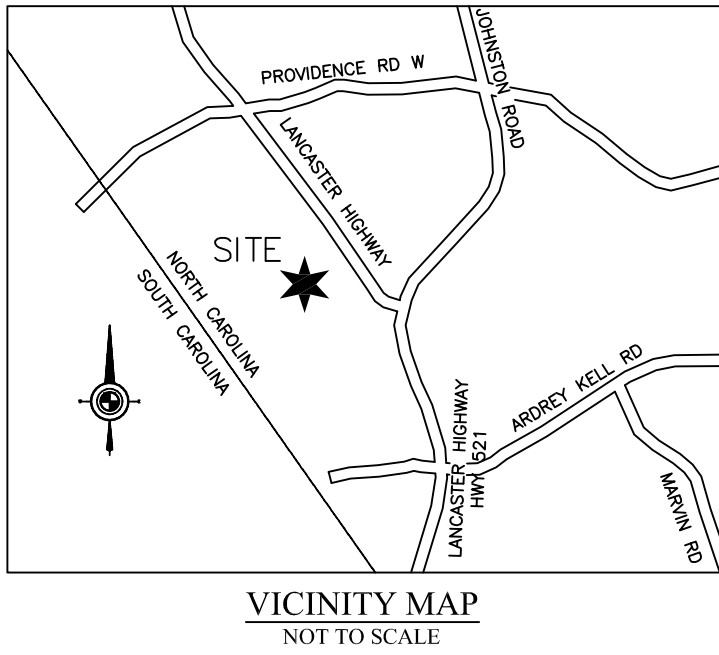
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SCHEMATIC SITE PLAN

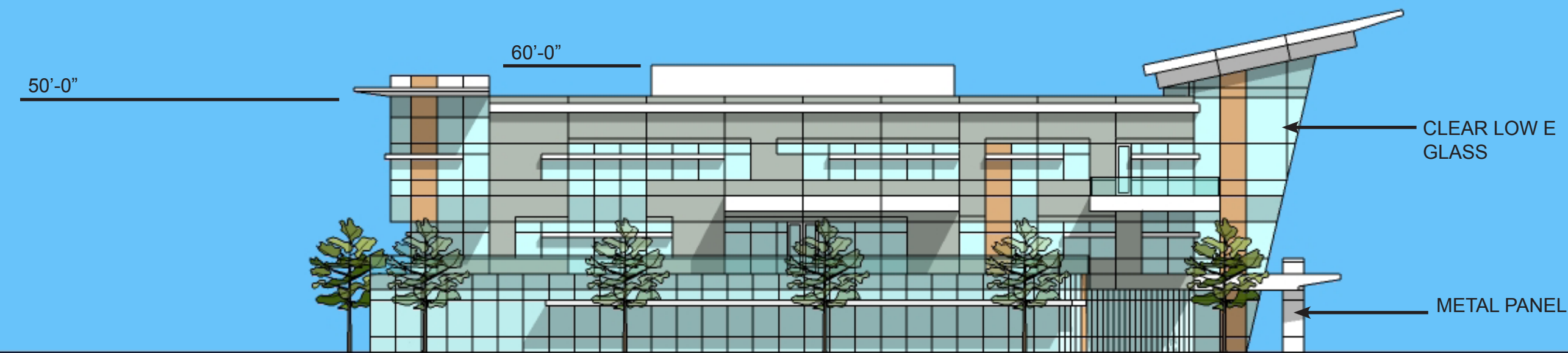
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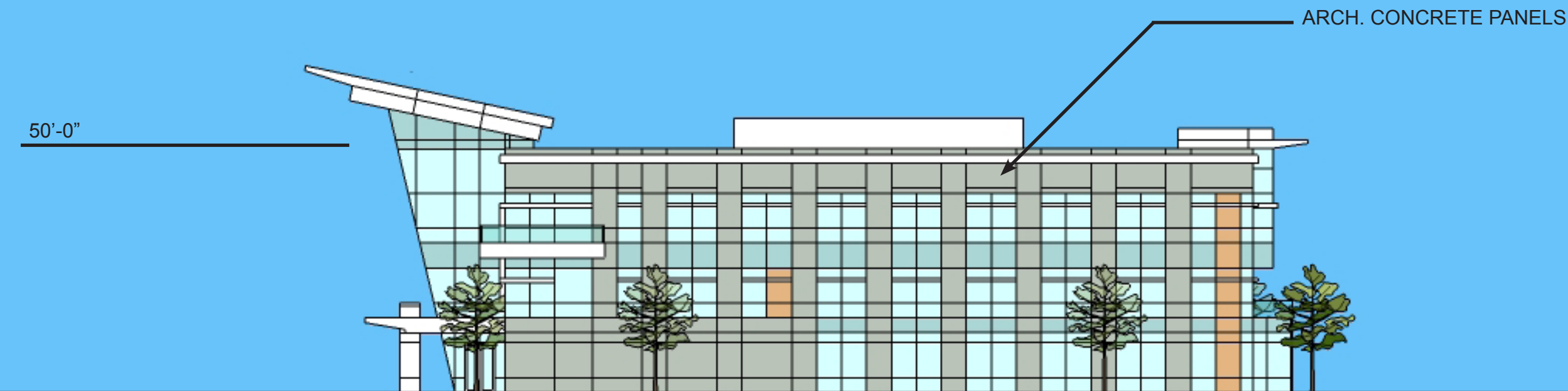
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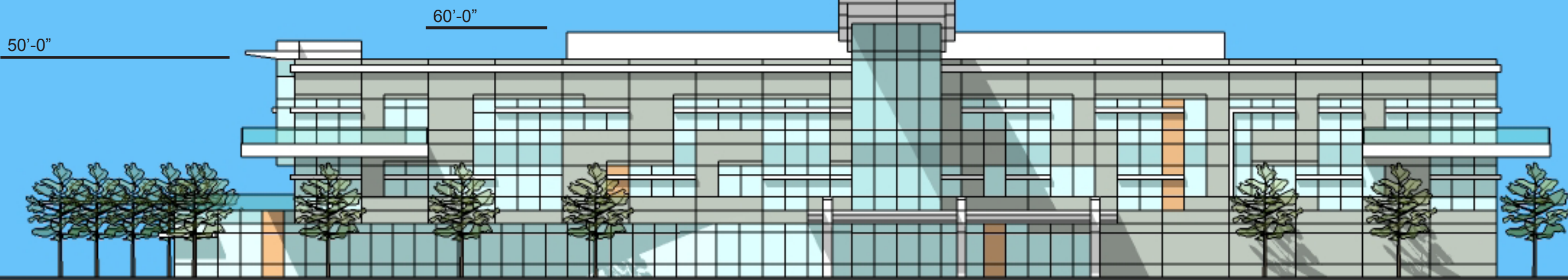
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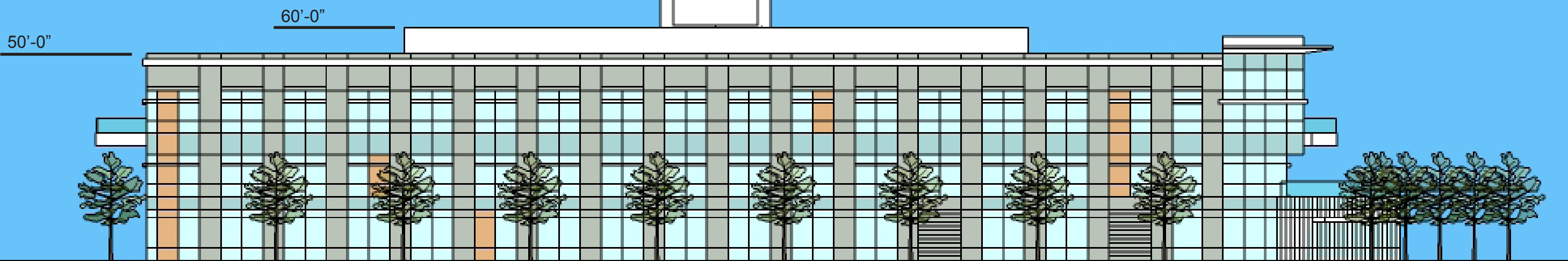
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



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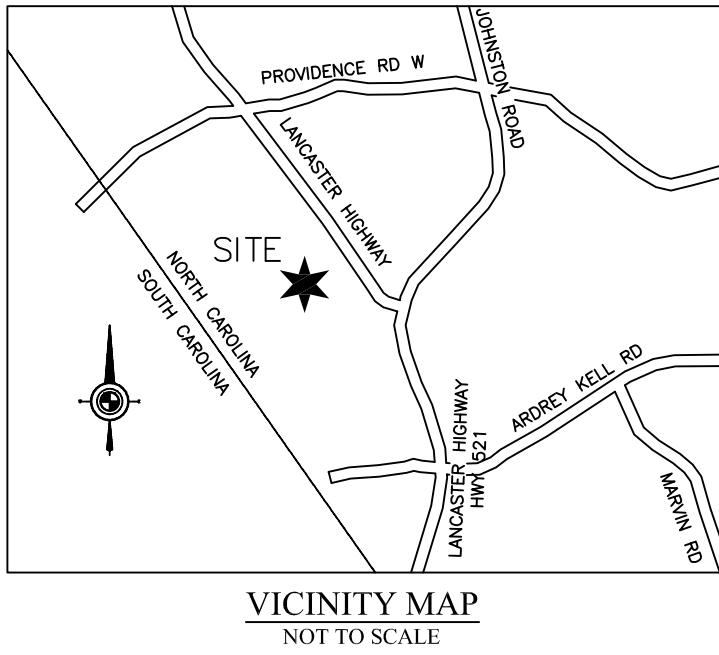
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FEBRUARY 25, 2013

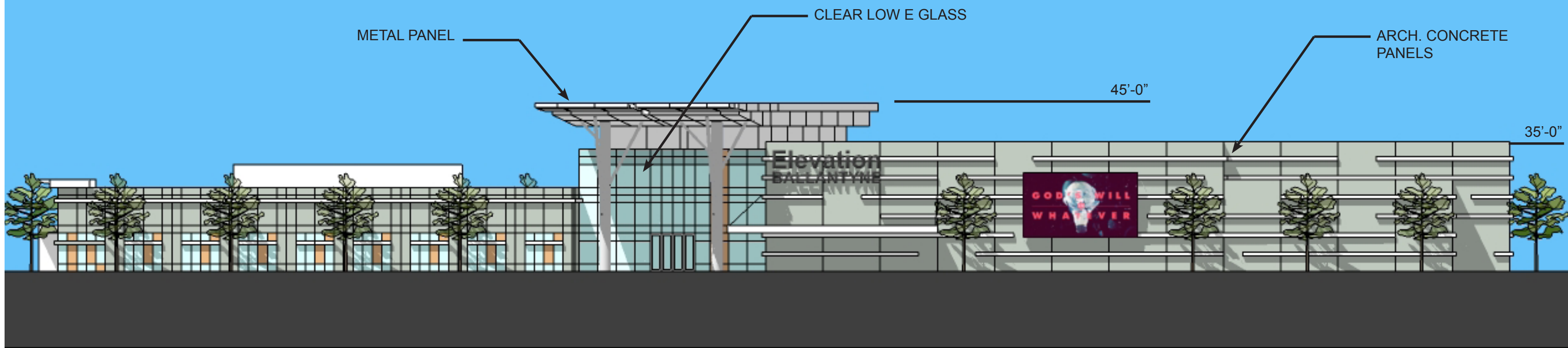
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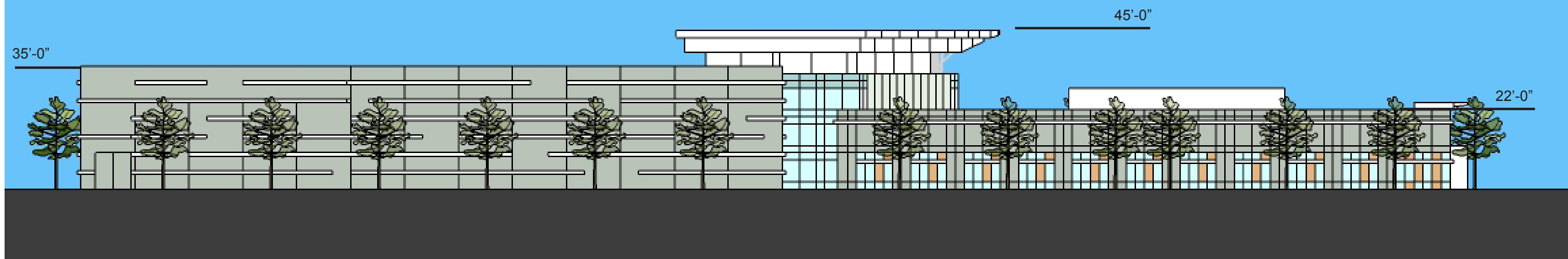
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