

a. Access to the Site will be from City Boulevard, IKEA Boulevard extension, and available determined during the building permit process.

c. The Private Street shown between Development Areas A& B is an existing road that will remain.

d. The alignment of the Street Nework, including vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking lay, and any adjustments required for approval by CDOT and NCDOT, in accordance with published standards.

e. The IKEA Boulevard extension will connect to MacFarlane Boulevard as generally depicted on the Technical Data sheet.

f. The Petitioner plans to provide or cause to be provided on its own or in cooperation with other parties who may implement portions of the improvements, the improvements the below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions

1. Public Street RW dedication to the edge of the Site for connection by CATS to the Lym R Bue Line Connector Road as depicted on the Technical Data Sheet.

2. Public Street RW dedication to the edge of the Site for connection by CATS to the Lym R Bue Line Connector Road as depicted on the Technical Data Sheet.

7. Traffic Impact Study (TIS), if required, will be coordinated with NCDOT & CDOT.

In CDOT/NCTOOT-Standards. Public Todaway Improvements for rice Site will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the road improvements within their respective road system authority. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with of development or roadway projects alting place within Belgate University City.

1. CDOT has the authority to regulate approve all private street driveway and public street connections to the right-of-way of a Public Street under the regulatory jurisdiction in provements with the introducers. Two 35'x35' and two 10'x70' sight triangles are required for the entrances to not interfer 1. General Provisions

a. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by The Arden Group (the "Petitioner") to accommodate development of an Auto Mall cluster of up to five (5) separate dealerships and accompanying retail and services on an approximately 39 acre site that is part of the Belgate Development, east of Interstate 85, located immediately south of IKEA, along University City Boulevard (the "Site"). --Proposed Uses: Automotive sales related uses allowed within the B-2 District, specifically including:
- Automotive sales and repair including tractor-trucks
- Automotive service stations, including minor adjustments, repairs and lubrication
- Automotive repair garages including engine overhaul, body and paint shops and similar operat
- Automobiles, truck and utility trailer rental
- Maximum Gross Square feet of Development: Up to 275,000 square feet of gross floor area
- Maximum Building Height: Maximum height is 40' as required by the Ordinance. The ARDEN Group

Development Standards
06/14/13

Rezoning Petition No. 2013-052 (University City Auto Mall) 3. Transportation Improvements

a. Access to the Site will be from City Boulevard, IKEA Boulevard external exte b. Prior to approval by the City Council of 2013-052, the Petitioner and the owner of the property covered by Petition 2008-059 will file an administrative amendment for Petition 2008-059 that will reduce the development rights pertaining to retail square footage on a pro rata basis for the retail portion included in Petition 2013-052 and the 350 multi-family dwelling units for the multi-family portion included in Petition 2013-052. If Petition 2013-052 is approved by the City Council, the reduction in the retail square footage and number of residential units allowed on Petition 2008-059 will be binding and may not be added back to the Petition through the administrative amendment process. If Petition 2013-052 is not approved by the City Council, the administrative site plan amendment will be null and void.

c. No single building on the site will exceed a total of 75,000 s.f. Automated freestanding car wash facility(ies) and body shops may be constructed on the Site.

d. Building Envelopes have been identified within each Development Area, as shown on the Technical Data Sheet. The intent of these building envelopes is to designate the general building areas. 10% may be used for inventory parking and vehicle display areas. 10% may be used for inventory parking areas. e. "Building Edge(s)" have been provided within Development Areas A, B, C & D as generally depicted on the Technical Data Sheet. The buildings constructed within these Development Areas must adhere to the Building Edge(s) generally depicted on the Technical Data Sheet (plaza/outdoor activity areas will be considered part of the building envelopes for the purposes of compliance with this provision). The schematic representations of the design treatment for the development within Development Areas A, B, C & D generally depicted within the Rezoning Plans are merely schematic in nature and may be altered in a manner consistent with the Building Edge(s) provisions described above.

f. The relationships of the building envelopes provided within Development Areas C & D are intended to address the common area shown on the Technical Data Sheet. These buildings will address either the common plaza areas as depicted or front the Public Street. The corner of each of the buildings will be placed within a minimum of 25' from the Public Street R/W. c. The proposed zoning district for the site is B-2. The proposed uses on the site will be limited to those Automotive sales/ service centers and related uses allowed in the B-2 District and as described within these Development Standards. The intent of the petitioner is to develop a complex of up to five (5) automobile sales and service centers along with other associated and ancillary uses that relate to or support the sales and service of automobiles and provide convenient services for customers and employees of the site. Inventory Parking areas have been designated on the Technical Data Sheet to show the general arrangement of these Inventory Parking areas to the building envelopes and edges within each Development Area. Inventory Parking areas are provided for the sole purpose of storing and displaying vehicles for sale.

The following uses allowed within B-2 District will be excluded Subject to the restrictions and limitations listed below, the site may be developed with up to 275,000 s.f. of gross floor area of Automobile sales/ service related uses permitted by right and under prescribed conditions in the B-2 zoning district, as applicable. The Auto Mall may contain up to five (5) different dealerships. No free standing service stations are permitted on the Site. 3. The proposed driveway connections to IKEA Boulevard extension and City Boulevard will require driveway permits to be submitted to CDOT and NCDOT for review and approval. The exact driveway locations and type/width of the driveways will be determined by CDOT during the driveway permit process. The locations of the driveways shown on the site plan are subject to change in order to align with driveways on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance. 2. The petitioner reserves the right to remove trees less than 4 man 4 man 2008.059.

b. The Petitioner will preserve the 50 Landscape Buffer as Stipulated in the Belgate Rezoning Petition #2008.059.

1. This Landscape Buffer will be left undisturbed to the greatest extent reasonable. Should this buffer area be dist supplemented by additional planting material in accordance with the specifications for a Class A Buffer.

2. The Petitioner reserves the right to remove trees less than 4" DBH within this area, including weeds and vines.

c. A 20 foot setback will be located along University City Blvd and IKEA Boulevard Extension as generally depicted on the Te d. Screening, if applicable, will conform to the standards of the Ordinance

e. Buffer areas will be developed in accordance with the provisions of the Ordinance. Required buffers on the site may be e no longer required.

The Petitioner will be developed in accordance with the provisions of the Ordinance. Required buffers on the site may be e no longer required. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

The location, size and type of storm water management systems depicted on the Rezoning Plan is subject to review and approval as part of the full de with this Petition. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points. The designated treesave area for the Belgate Development will continue to serve this site, per Rezoning Petition #2008-059. The treesave requirement Treesave commitments. The site has been graded since the approval of Rezoning Petition No. 2008-059, resulting in very few existing trees on site.

The Site will comply with the Tree Ordinance. The service areas of the buildings constructed within Development Areas A, B, C and D will be screened from the adjoining streets with walls designed to match and co the building architecture of the adjacent buildings. The term Service Area is not intended to include a building edge that houses Vehicle Services. Architectural features but not limited to, banding, medallions, changes in color or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls. Retaining walls located on the Site will be treated with landscaping to help soften their appearance.

Roof top HVAC and related mechanical equipment will be screened from public view at grade. (iv) Aluminum

(iv) Area, external vertical surfaces (exclusive of windows and doors) of all buildings shall be constructed with a minimum of three elevations of each such building will be articulated and a wainscot of masonry materials listed above having a minimum of 3 feet will be incorporated within each elevation. Metal canopies, awnings, and other elements may be incorporated within storefronts to accommodate tenant brand images.

(ii) For the areas within Development Areas C & D, all terms under (i) above will be applied with the exception of 60% masonry materials for external vertical surfaces

(2) Proposed Display Area al Data Sheet shall be limited to the

DATE: MARCH 22, 2013
DESIGNED BY: KST
DRAWN BY: KST
CHECKED BY: KST
Q.C. BY: KST
SCALE: N/A
PROJECT #: 1013013

RZ-2

REVISIONS:

(I) 05.17.13 REVISE PER STAFF COMMENTS
(2) 06.14.13 REVISE PER STAFF COMMENTS



DEVELOPMENT STANDARDS

