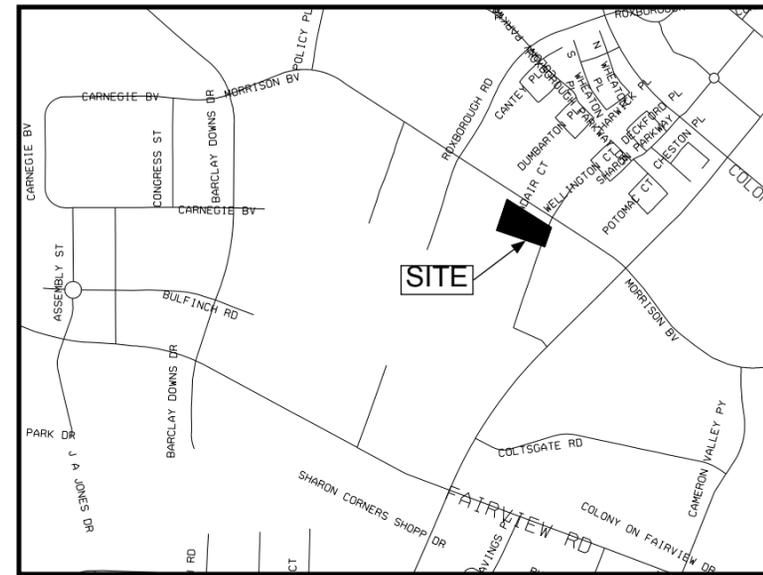


Site Development Data:

- Acreage: ± 1.53 acres
- Tax Parcel #: A portion of 177-061-11
- Existing Zoning: CC by Rezoning Petition No. 2000-052
- Proposed Zoning: MUDD-(O)
- Existing Uses: Surface parking lot.
- Proposed Uses: Up to 193,000 square feet of gross floor area of office uses and up to 15,000 square feet of gross floor area of retail and restaurant uses, together with accessory uses as allowed in the MUDD zoning district.
- Maximum Building Height: Not to exceed 220 feet (for the purposes of this height limit, roof top mechanical equipment, screens or devices used to screen roof top structures or equipment, parapet walls, spires, mansards, domes, dormers, or other architectural features will not be considered for the calculation of allowed building height, otherwise building height will be measured as defined by the Ordinance).
- Parking: Per the standards of the Zoning Regulations at minimum.
- Urban Open Space: Will be provided as required by the Ordinance.



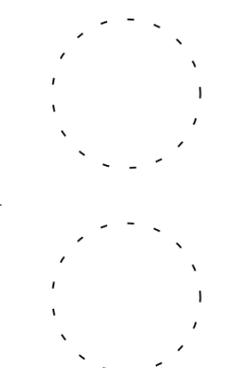
VICINITY MAP

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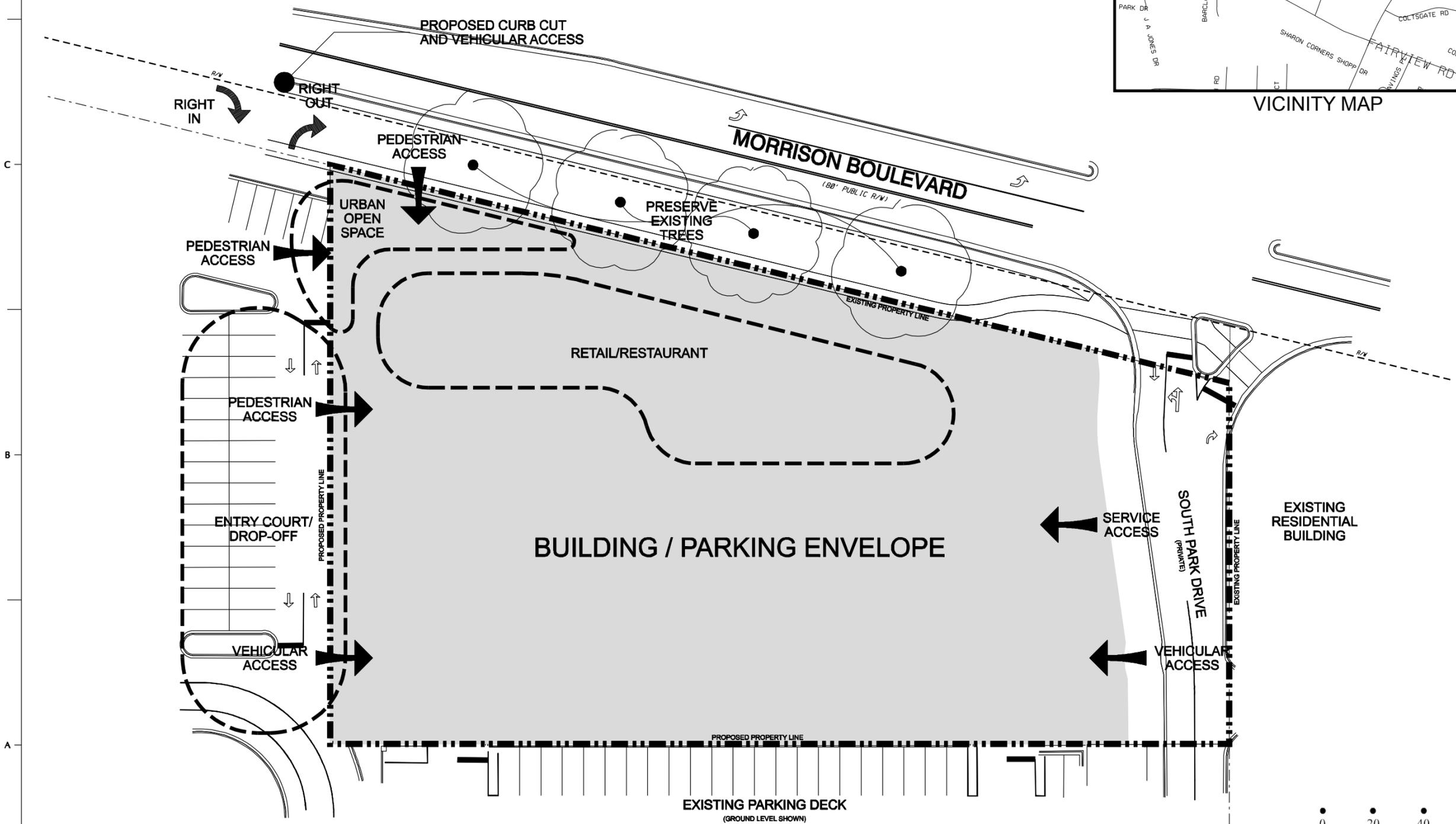
REVISIONS:

PROJECT: 9102-134000
DATE: MARCH 24, 2014
DRAWN BY:
CHECKED BY:

RZ-1.0
TECHNICAL DATA SHEET

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

REZONING PETITION #: 2014-000



EXISTING BUILDING

EXISTING PARKING DECK
(GROUND LEVEL SHOWN)

0 20 40 80
SCALE: 1" = 40'-0"

1 2 3 4 5

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- Tax Parcel #: A portion of 177-061-11
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- Parking: Per the standards of the Zoning Regulations at minimum.
- Urban Open Space: Will be provided as required by the Ordinance.

1. General Provisions:

- a. Site Location. These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by SBBH, LLC to accommodate development of mixed use building containing office uses, retail and/or restaurant uses on an approximately ± 1.53 acre site located on the south side of Morrison Boulevard between Roxborough Road and Adair Court (a portion of the Dillard's property at SouthPark Mall) (the "Site").
- b. Zoning District/Ordinance. Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. Graphics and Alterations. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations are graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the setback, yard and buffer requirements set forth on this Rezoning Plan and the Development Standards, provided, however, any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan. Changes to the Rezoning Plan not permitted by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.
- d. Planned/Unified Development. The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan and the remainder of SouthPark Mall. As such, side and rear yards, buffers, building height separation standards, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site nor between the Site and the other parcels that are part of SouthPark Mall and zoned CC. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, the Site shall adhere to any development limitations set forth in Section 3 below.

Note: These Development Standards replace and supersede the previous development standards approved as part of the prior Rezoning Petition for this Site.

2. Optional Provisions.

- a. To allow the building constructed on the Site to have a building height of up to 220 feet (for the purposes of this height limit, roof top mechanical equipment, screens or devices used to screen roof top structures or equipment, parapet walls, spires, mansards, domes, dormers, or other architectural features will not be considered for the calculation of allowed building height).
- b. To allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is the least.
- c. To allow detached ground mounted identification signs to have up to 36 square feet of sign area and up to five (5) feet in height.
- d. To allow the Site to not have frontage on a public street.

3. Permitted Uses & Development Limitations:

- a. Subject to the restrictions and limitations the building constructed on the Site may be developed with up to 193,000 square feet of gross square floor area of office uses and up to 15,000 square feet of gross floor area of retail and restaurant uses together with accessory uses allowed in the MUDD zoning district.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal areas of each floor of a principal building on the Site measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall exclude any surface or structured parking facilities, areas used for building and equipment access (such as stairs, elevator shafts, vestibules, roof top equipment rooms and maintenance crawl spaces), all loading dock areas (open or enclosed), outdoor coolers and outdoor dining areas whether on the roof of the building(s) or at street level (parking for outdoor dining areas will be provided as required by the Ordinance or these development standards).

4. Access and Traffic:

- a. Vehicular and pedestrian access to the Site and to the parking facilities associated with the building will be from Morrison Boulevard, the internal private drives and the parking areas of SouthPark Mall as generally depicted on the Rezoning Plan.
- b. The placements and configurations of 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 CDOT in accordance with published standards.
- c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards.

5. Architectural Guidelines:

- a. The attached illustrative building elevation is included to reflect an architectural style and quality of the building that the Petitioner or developer of record, upon an election to proceed with development, will make a reasonable effort to construct on the Site as per the building elevation included in the Rezoning Plan, recognizing that the actual building constructed on the Site may vary from the attached elevation in non-material respects as long as the general design intent is retained.
- b. A recognizable building base shall be provided through material transitions and building articulation.
- c. Building service areas will be located internally or screened from view with masonry walls a minimum of five feet in height.
- d. Allowable building materials will include: brick, natural stone, architecturally finished precast concrete, decorative concrete masonry units, architectural metal panels, glazing, stucco and tile cladding. The following exterior building



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RZ-2.0
DEVELOPMENT
STANDARDS

materials are prohibited: vinyl siding, unfinished concrete masonry units.

- e. Meter banks will be internal to the building.
- f. Roof top HVAC and related mechanical equipment will be screened from public view at grade.
- g. Compactor/dumpster areas and recycling areas will be located within the building.

6. Streetscape, Buffers, Landscaping and Utility Structure Setbacks:

- a. The Site will provide pedestrian connections to the existing Pedestrian Promenade located along Morrison Boulevard.
- b. Screening requirements of the Ordinance will be met.
- c. Above ground backflow preventers will be screened from public view.

7. Environmental Features:

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will comply with the Tree Ordinance.

8. Signage:

- a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.

9. Lighting:

- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. No "wall pak" lighting will be allowed, however architectural lighting such as but not limited to, sconces, up lighting, accent lighting, including color accent lighting and decorative lighting on the building facades will be permitted.

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 Development Area 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 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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DEVELOPMENT
STANDARDS

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

REZONING PETITION #: 2014-000

D

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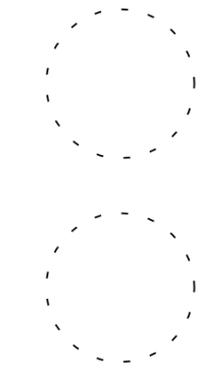
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RZ-3.0
PROPOSED
ILLUSTRATIVE
MASTER PLAN

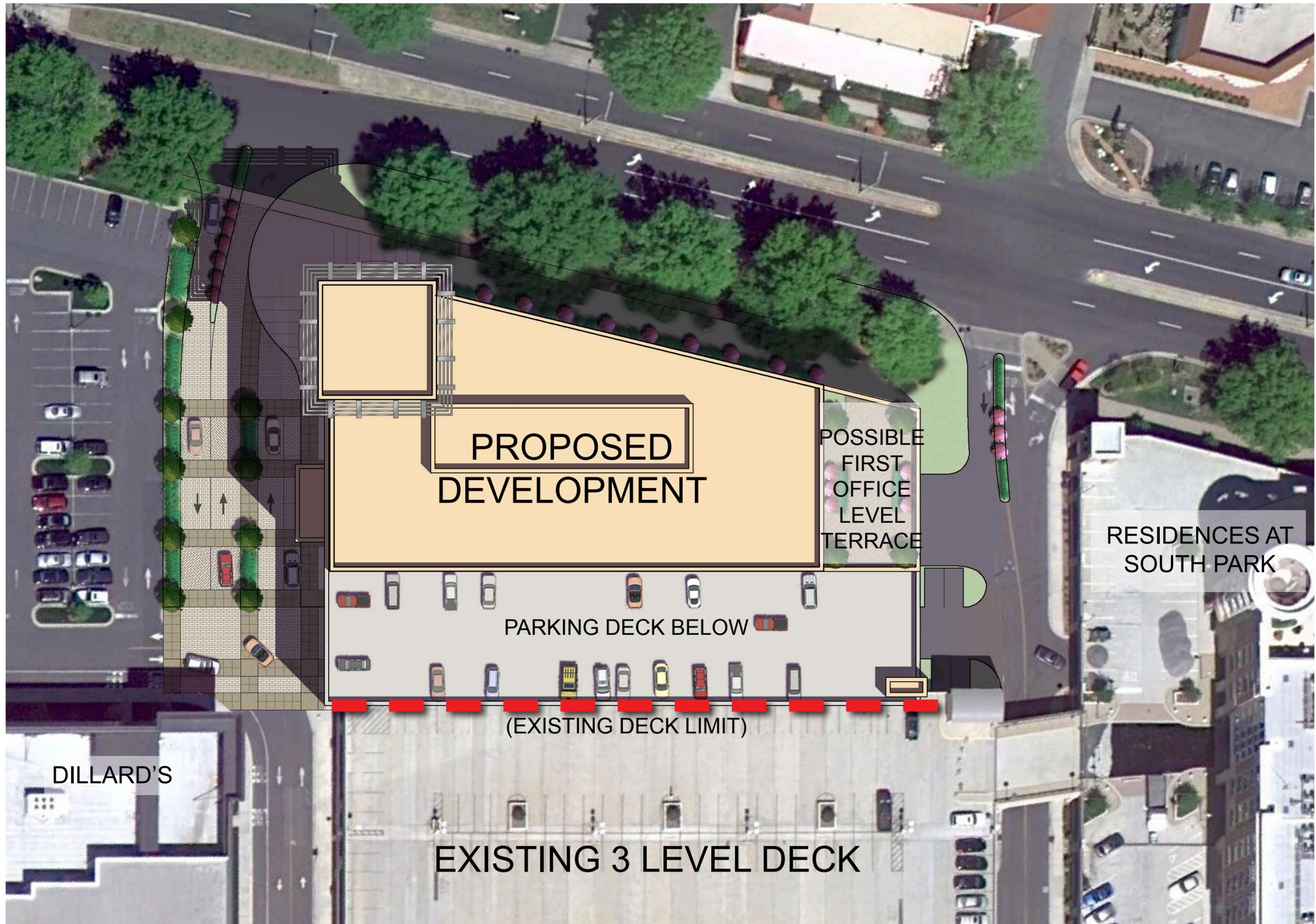


ILLUSTRATION IS SCHEMATIC AND PRELIMINARY IN NATURE AND SUBJECT TO MODIFICATIONS AFTER REZONING DURING THE MUDD REVIEW PROCESS.

0 20 40 80
SCALE: 1" = 40'-0"



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PROPOSED
MORRISON
BLVD
ELEVATION

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(NOT TO SCALE)

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

REZONING PETITION #: 2014-000

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