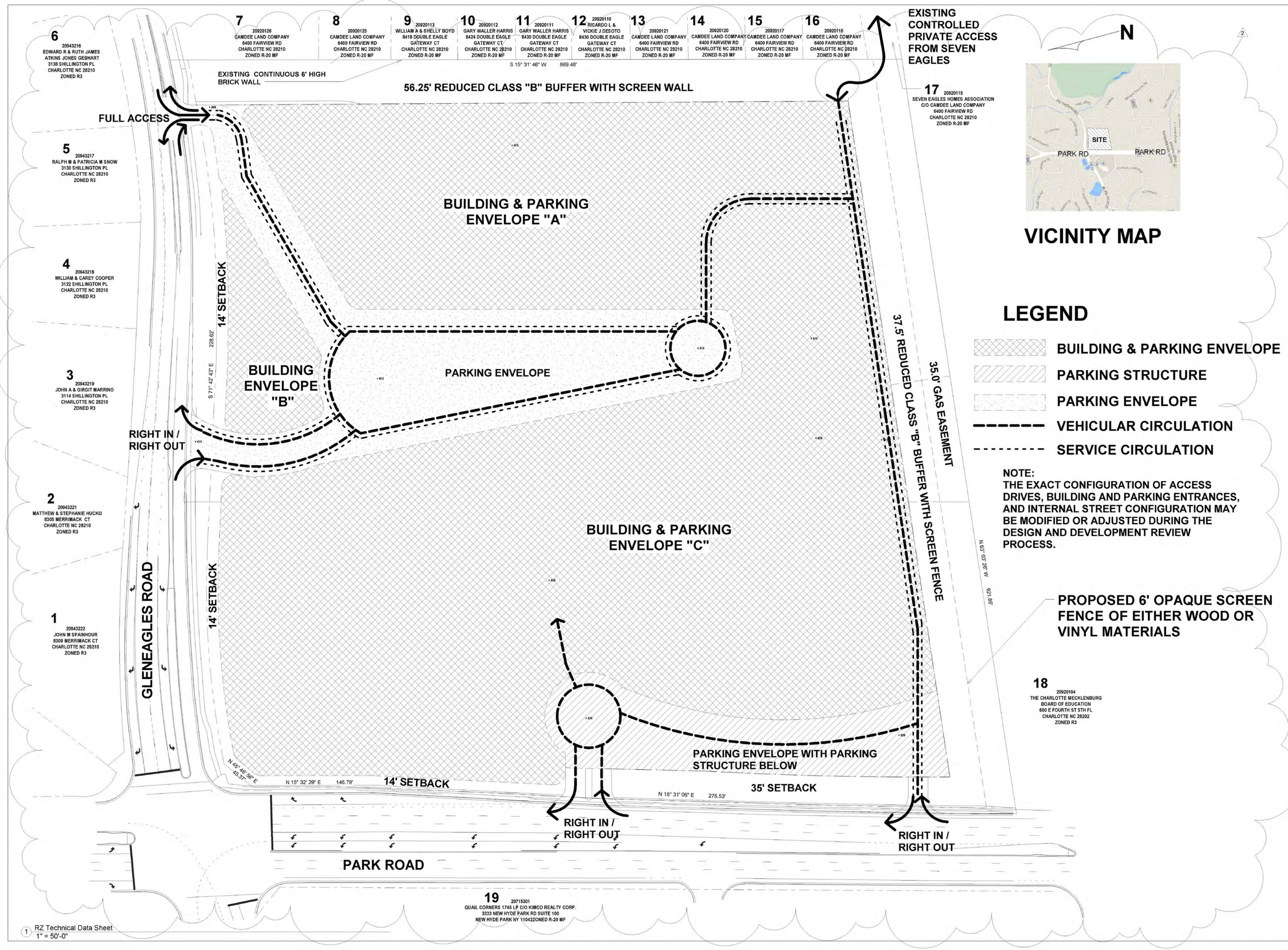

VICINITY MAP

LEGEND

- BUILDING & PARKING ENVELOPE
- PARKING STRUCTURE
- PARKING ENVELOPE
- VEHICULAR CIRCULATION
- SERVICE CIRCULATION

NOTE:
THE EXACT CONFIGURATION OF ACCESS DRIVES, BUILDING AND PARKING ENTRANCES, AND INTERNAL STREET CONFIGURATION MAY BE MODIFIED OR ADJUSTED DURING THE DESIGN AND DEVELOPMENT REVIEW PROCESS.

The Harris Land Company

The Quail Hollow Village

Mixed Use Development

Paresi DESIGN/STUDIO

No.	Description	Date
1	Revision 1	10/17/14
2	Revision 2	11/20/14
3	Revision 3	11/25/14
4	Revision 4	12/08/14

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Project Number -

Date 8/25/14

Technical Data

SHEET RZ 1.0

Scale

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SITE DEVELOPMENT DATA

AREA:	**19.1 Acres +/-**
TAX PARCEL NO:	**20920103**
EXISTING ZONING:	**CC**
PROPOSED ZONING:	**CC-SPA**
EXISTING USE:	**VACANT LAND**
PROPOSED USE:	**MIXED USE PROPOSED TO INCLUDE OFFICE, RESIDENTIAL, AND HOSPITALITY OVER GROUND FLOOR RETAIL IN A VILLAGE ATMOSPHERE WITH SURFACE AND STRUCTURED PARKING.**
BUILDING HEIGHT:	**WILL COMPLY WITH ORDINANCE**
RESIDENTIAL UNITS:	**290 UNITS**
NON RESIDENTIAL FLOOR AREA:	**76,000 SF RETAIL/EATING/DRINKING & ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2)** **100,000 SF SPECIALTY RETAIL/SERVICE** **60,000 SF OFFICE TOTAL** **30,000 SF MEDICAL OFFICE** **30,000 SF OTHER OFFICE** **200 ROOMS HOTEL** **(SUBJECT TO CONVERSION ALLOWANCES AND LIMITS)**
RESIDENTIAL PARKING:	**WILL COMPLY WITH ORDINANCE**
NONRESIDENTIAL PARKING:	**WILL COMPLY WITH ORDINANCE**
OPEN SPACE	**URBAN OPEN SPACE & GARDENS** **60,000 SF MINIMUM** (INCLUDES PLAZA AREAS & PART OF EXTRA WIDE SIDEWALKS BEYOND 8' IN FRONT OF RETAIL STORES / COMMERCIAL BUILDINGS) **ADDITIONAL OPEN SPACE** **124,000 SF MINIMUM** (INCLUDES BUFFER AREA AND UTILITY EASEMENT) **TOTAL OPEN SPACE** **184,000 SF MINIMUM**

4

Quail Hollow Village Site Plan Amendment
Conditional Development Standards

General Provisions.

a. Development of the site 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 on the site, but the exact configuration, placement, and size of 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. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, bicycle parking, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
c. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, 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 its development from time to time.

Purpose

The purpose of this Rezoning application is to amend the currently approved mixed use development conditional zoning plan to provide for the addition of residential uses to the project and to adjust the project entitlements to reflect the evolution of the plan since its original approval in 2001. To achieve this purpose, the application seeks a Site Plan Amendment to the previously approved CC zoning classification.

Permitted Uses

The Site may be developed for any uses (including accessory uses) which are permitted by right or under prescribed conditions under the Ordinance for the Commercial Center (CC) District, except that gas stations, convenience stores, and automobile service facilities shall not be permitted. The Petitioner may develop up to two uses with accessory drive through service windows on the site but only one such accessory drive though service windows shall be allowed for a eating/drinking and entertainment establishments (type 1 and type 2).

Up to 76,000 square feet of retail/eating/drinking and entertainment establishments (type 1 and type 2) uses together with associated surface and structured parking spaces may be constructed within the Building Parking Envelopes. Outdoor seating areas, retail display areas, and space within buildings devoted to architectural embellishment, display windows, etc. shall not be counted toward the floor area limit. This floor area limit will also be subject to the conversion allowance below.

Up to 60,000 square feet of office uses (30,000 sq. ft. of medical office and 30,000 sq. ft. of other office) together with associated surface and structured parking spaces may be constructed within the Building Parking Envelopes. This floor area limit will be subject to the conversion allowance below. A minimum of 10,000 sq. ft. of office floor area will be constructed as part of the overall development.

A hotel of up to 200 rooms together with any incidental or accessory uses permitted under the Ordinance may be constructed on the Site. The hotel may include associated accessory uses such as a restaurant/lounge, gift shops, meeting space, event space, spa and other similar health/fitness facility, and other customary accessory uses and services. This room number limit will be subject to the conversion allowance below.

The site may also include up to100,000 sq. ft. of space devoted to specialty retail and related accessory uses. Specialty Retail is a term used as part of the trip calculation process and are generally small strip shopping centers that contain a variety of retail shops and specialized in quality apparel, hard goods and services such as real estate offices, dance studios, florists and small restaurants (Source: ITE, 9th Ed.)

The site may include the development of up to 290 residential living units that may include units for sale and rental units, including condominiums and/or town homes. However, the total number of residential units that can be developed on the site, including any units that are converted from hotel rooms, may not result in a total that would exceed the overall density of 22 dwelling units per acre. A minimum of 80 residential units will be constructed as part of the overall development.

The Petitioner reserves the right to exchange and convert development types on the site to create flexibility in responding to changes in the market. The following provisions will apply:

a. Retail, including specialty retail and eating/drinking and entertainment establishments (type 1 and type 2) floor area may be substituted for office floor area at a rate of one square foot of retail and eating/drinking and entertainment establishments (type 1 and type 2) floor area for one square foot of office floor area up to a maximum of 85,000 square feet of floor area so substituted.
b. Office, including general and medical office floor area may be substituted for retail, including specialty retail and eating/drinking and entertainment establishments (type 1 and type 2) floor area at a rate of one square foot of office floor area for one square foot of retail and eating/drinking and entertainment establishments (type 1 and type 2) floor area up to a maximum of 85,000 square feet of floor area so substituted.
c. Hotel rooms may be converted to office, including general and medical office space at the rate of one hotel room for 300 square feet of office floor area up to a limit of 30,000 square feet of office floor area so substituted.
d. Hotel rooms on the site may be substituted for residential units at the rate of one hotel room for each residential unit so substituted up to a maximum of 200 residential units.
e. Residential units may be converted to retail, including specialty retail ,/eating/drinking and entertainment establishments (type 1 and type 2) or office space at the rate of one residential unit for 300 square feet of retail/office or office floor area, including general and medical office up to a limit of 30,000 square feet of retail, including specialty retail,/eating/drinking and entertainment establishments (type 1 and type 2) or office, including general and medical office floor area so converted.

No individual tenant shall occupy a single building or space for retail use of greater than 60,000 square feet on one floor.

Based on the conversion allowances listed above, and with full recognition that the maximum numbers presented below are theoretical and would include concomitant reductions in the amounts of other development types, the following list is intended to provide a 'maximum' development amount for each of the development types allowed on the site subject to the total trip generation limitation below.

a. Total maximum retail space including all retail types: 290,000 sq. ft.
b. Total maximum office space including all office types; 205,000 sq. ft.
c. Total maximum hotel rooms: 200.
d. Total maximum residential units at 22 du/ac: 420.

All of the foregoing development types and amounts listed and the conversion rights reserved above are subject to a total trip generation of 13,250 vehicles as specified in the Transportation Memorandum that accompanies this plan amendment. A cumulative total trip generation count will be provided by the Petitioner as part of building permitting submittals to ensure that the total trip generation for the site does not exceed 13,250 trips per day. Square foot/use conversions will be accomplished through the Administrative Approval Process to verify that the conversion proposed complies with the provisions of this site plan.

Transportation

a. The number of access points to Park Road shall be limited to two right in/right-out driveways and along Glen Eagles Road to one right-in/right-out access and one full access, as generally depicted on the site plan. The placement and configuration of these access points are subject to minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

b. The existing controlled private access from the Seven Eagles neighborhood as generally depicted on the site plan will use the gate and electronic card access equipment that currently exists to provide controlled private vehicular and pedestrian access from the Seven Eagles neighborhood to the Site

c. Construct an additional eastbound through lane on Glen Eagles Road along the site's frontage starting from Park Road and extending to the eastern most access where it will terminate as an eastbound right turn lane.

d. Construct an additional westbound left turn lane on Glen Eagles Road with 440 feet of combined storage and a 15:1 bay taper.

e. Petitioner shall install a 6 foot wide sidewalk with a minimum 8 foot wide planting strip along the Site's frontage on Park Road and Glen Eagles Road, and the sidewalk may meander to add variety to the streetscape.

f. As more conceptually depicted on the site plan, the Petitioner shall install internal sidewalks on the Site that will provide pedestrian connections between the various buildings located thereon and to the sidewalks installed along Park Road and Glen Eagles Road.

g. Except where necessary to accommodate special design and architectural elements associated with the development on the Site, internal streets located on the Site shall be designed to have street trees at an average separation of 40 feet on center, and sidewalks a minimum of 6 feet in width that may meander around planting beds and trees.

h. The Petitioner will work with CATS during the development review and permitting process to determine a mutually agreeable location for a concrete bench pad for a new bus stop to be constructed by the Petitioner. Such construction will occur at the time that sidewalk along the street where the pad is to be located is constructed.

Architectural Standards

All buildings constructed on the Site shall be architecturally compatible in appearance through the use of similar, as well as complementary building materials, colors and design (giving due considerations to the use of each building). The Petitioner agrees to record restrictive covenants governing the use and development of the Site prior to the issuance of any building permit for improvements to the Site. The restrictive covenants will be enforced by a Property Owners Association.

The Architectural Design Review Committee, which will be established as part of the Property Owners Association, shall have responsibility for adopting and implementing guidelines for all development taking place within the Site. The Architectural Design Review Committee will be formed prior to occupancy of the first tenant space constructed on the Site. Each application for a building permit must be accompanied by a letter which states that the plans for the relevant building have been approved by the Architectural Design Review Committee. In addition to the foregoing, all development will be subject to the following provisions.

General Character

a. The elevations associated with the building to be located within the building envelopes are included to reflect the spirit of the architectural style only and may change in location and massing as the plan evolves further.

b. The architectural character throughout the project will take inspiration from a neo-classical interpretation of elements found in Southeast American resorts. Primarily this will mimic design elements of what is called 'Italianate' Mediterranean. All sides of the buildings are to be constructed using four sided architecture using brick, stone, synthetic stone, stucco, synthetic stucco, wood, synthetic wood, and similar materials for primary walls. Vinyl siding will not be used as a building material for exterior walls but may be used for trim, soffits, and architectural detail.

c. Meter banks will be hidden from public view. Mechanical equipment located on the roof of the buildings shall be screened from public view at grade and will include screen walls of architectural quality and materials comparable to the primary buildings walls.

d. Uses shall not primarily orient the service side of buildings to Park Road or Glen Eagles Road. Solid waste/recycling areas will not be allowed to abut either street unless such areas area enclosed by a wall treatment similar to the architecture of the building and that incorporates a combination of complimentary details. Service areas, dumpster areas, and recycling areas will be enclosed by a solid wall with one side being a decorative gate. The wall used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the buildings. 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.

e. Above ground backflow preventer will be screened from public view and will be located outside of the required setbacks.

f. Uses on the site that may include the use of a drive through service window will be integrated into the overall building massing and architectural design and not be located as freestanding uses on out parcels.

g. Open spaces on the site can include combinations of landscaping and hardscape, urban gardens, seating and gathering spaces, ornamental architecture that could, but are not required to include, structures, fountains, performance spaces, and similar amenities to be developed as each part of the site that the open space is associated with is developed. The minimum size of the main urban open space area on the site will include a minimum of 15,000 sq. ft. of area. Sidewalk areas in excess of 8' in width may be counted in the urban open space calculation.

h. Underground or structured parking will not be exposed along Park Rd. or Glen Eagles Rd.

i. Streetscape treatment will be a unifying element through the use of consistent paving, lighting, landscaping and, when provided, site furnishings throughout the Site.

j. Specialty pavers, stained and patterned concrete/paving or other similar means will be used to call attention to amenity areas, gathering spaces, plazas and as a method of way finding.

k. Facades over 200 feet in length along Park Rd. and Glen Eagles Rd. shall incorporate wall projections or recesses a minimum of five feet in depth. The combined length of said recesses and projections shall constitute at least 20% of the total facade length.

l. Facades greater than 20' in length and over 5' in height shall be treated with a combination of display windows, building step backs, change in materials, landscaping or other pedestrian oriented architectural features.

m. Ground floor facades facing Park Rd and Gleneagles Rd shall have windows or doors for at least 50% of a vertical zone 2.5' to 8' above finish floor of the buildings. Windows can be display/showcase windows, poster cases, faux windows or real windows into the store but it is not mandatory to actually see into the store. Tenants can also have signage for each individual space facing Park and Gleneagles Rd that comply with City of Charlotte Signage Ordinance

Buildings along Park Rd

a) The arrival circle from Park Rd is now an urban-style courtyard framed by buildings that will sweep traffic arriving midblock to the small arc of parking to the south, and into the upper parking level.

b) The row of commercial buildings to the corner at Gleneagles Road now front directly on Park Road. Although the functional address' faces the internal side, these structures will be built to with four sided architecture and streetscapes along the Park Road frontage as generally depicted on the illustrative concept plan.

c) The small gathering space between the buildings along Park Road closest to Gleneagles Road is meant to accommodate outdoor seasonal seating, streetscape features and become a primary visual focus for that main portion of the site.

d) The building massing at the corner of Park and Gleneagles Roads may take on a multi-story character, up to four levels with architectural elements and roofline elements that reinforce the classical architectural character outlined.

e) The Petitioner will provide landscaping or a complimentary wall to screen the grocery service areas from Park Road.

4

Buildings along Gleneagles

a) Where the site slopes dramatically close to Park Rd the structures will allow for a 'base' that accommodates street facing display windows, options for tenant and project identity, and extensive landscaping to soften the base edges.

b) Along Gleneagles Road the building footprint is angled to create a strong view corridor into the village plaza level allowing for tenants to take advantage of outdoor seating, display, and storefront potentials.

c) A small retail/commercial pavilion sitting in the apex of the two internal drives from Gleneagles will break down the scale of the taller elements beyond and feature four-sided architecture, external gathering and seasonal seating spaces, and a roofline that will be crafted to highlight its key location.

d) The building massing along Gleneagles next to Seven Eagles will have a base of retail/commercial and upper level residential units. This creates a distinct street wall along the project's internal drive setback off of Gleneagles Road accommodating unit features such as terraces allowing for interplay of visual variety along this façade.

e) Exterior corridors will not be utilized as part of the hotel building.

f) Service hours for deliveries and for trash collection will be limited to the hours of 6:00 a.m. to 9:00 p.m. for buildings and uses located in Building Envelops "A" and "B".

g) Any drive through window service lane along Gleneagles Rd. will be screened with a combination of landscaping and low masonry wall.

4

Streetscape and Landscaping

a. The Petitioner shall install within the setback areas established along Park Road and Glen Eagles Road plants, trees and other materials in accordance with the Ordinance. Internal areas of the Site shall be landscaped in accordance with the requirements of applicable standards.

b. Landscape areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site and will meet or exceed the requirements of the Ordinance.

c. All roof mounted mechanical equipment will be screened from view from public streets and adjoining residential properties.

d. Surface treatment and management of storm water may occur in the project setback areas if designed, installed, and maintained as part of the overall landscaping plan for the site. Further, bio-retention areas and rain gardens may be located within the buffer areas if designed, installed , and maintained as part of the over landscaping plan for the site.

e. The minimum growing area for the tree planning along the internal streets may be reduced by means of urban tree planting techniques such as tree grates in a manner acceptable to the Urban Forestry Staff.

Environmental Features

Reserved

Parks, Greenways, and Open Space

Reserved

Fire Protection

Reserved

Signage

Reserved

Lighting

a. Freestanding lighting on the site will utilize full cut-off luminaries and no "wall pak" type lighting will be utilized, except that architectural lighting on the exterior of buildings will be permitted.
b. Petitioner agrees to install pedestrian scale lighting along internal streets. The maximum height of any freestanding lighting fixture, including its base, shall not exceed 30 feet.
c. All direct lighting within the Site (except streetlights which may be erected along Park Road and Glen Eagles Road) shall be designed such that direct illumination does not extend past any exterior property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards Park Road, Glen Eagles Road and adjacent properties.
d. Free standing lighting located between the buildings and the residential properties to the east will be limited to 20' in height.

Phasing

Reserved

Initial Submission- 8-25-14, 1.2
Revised per staff comments- 10-17-14, 1.3.3a
Revised per staff analysis and public hearing- 10-20-14, 1.5.2
Revised per Additional staff comments- 11-25-14, 1.6.1
Revised per Zoning Committee Approval 12-8-14, 1.6.2

4

The Harris Land Company

The Quail Hollow Village

Mixed Use Development

Paresi DESIGN/STUDIO

No.	Description	Date
1	Revision 1	10/17/14
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Development Notes

SHEET RZ 2.0

Scale

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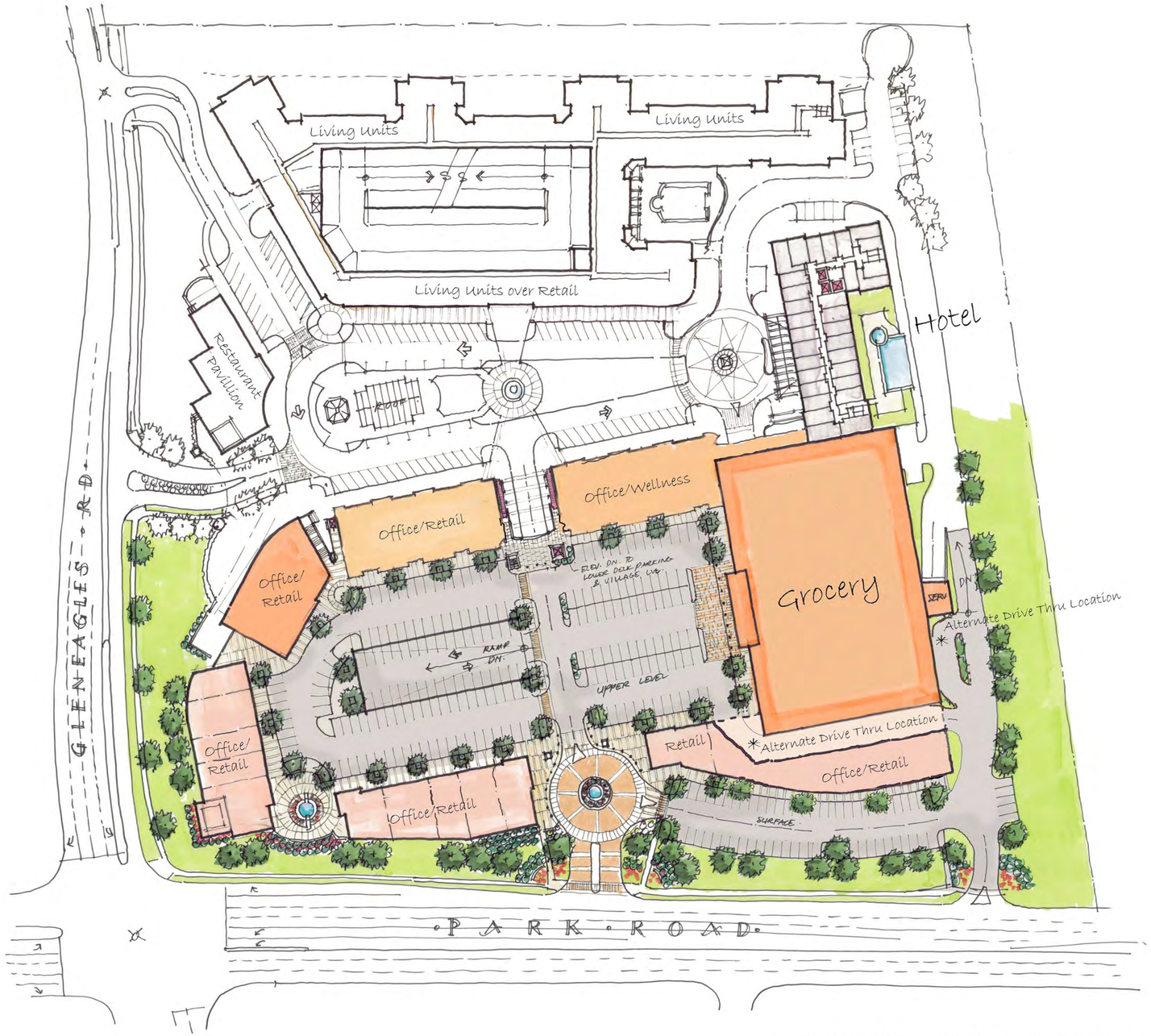

1 Park Rd Level
1" = 60'-0"

In keeping with the Petitioners design intent for the property and recognizing that exact design details for the buildings and site are not included as part of the site plan amendment, the development depicted on this plan is intended to reflect the general arrangement of proposed buildings, uses, circulation, and open spaces on the site, but the exact configuration, placement, and size of 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.

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Park Rd Level

SHEET RZ 3.1

Scale

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1 Lower Level at Gleneagles Rd
1" = 60'-0"

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Lower Level @ Gleneagles Rd

SHEET RZ 3.2

Scale

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The elevations associated with the buildings to be located within the building envelopes are included to reflect the spirit of the architectural style only and may change in location and massing as the plan evolves further.

3

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The Quail Hollow Village

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Elevations

SHEET RZ 4

Scale

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LOWER LEVEL PLAZA VIEW FROM GLENEAGLES ROAD

These renderings are provided to represent the general configuration and character of buildings uses, circulation, and open spaces on the site and are intended to serve as an additional illustration to explain the design intent of the Petitioner. They are not intended to represent any specific design element, detail, color, or design of any individual element or building on the site and will not be used as part of the development review process.

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The Quail Hollow Village

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Plaza View

SHEET RZ 5.1

Scale

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PARK ROAD ENTRANCE VIEW

These renderings are provided to represent the general configuration and character of buildings uses, circulation, and open spaces on the site and are intended to serve as an additional illustration to explain the design intent of the Petitioner. They are not intended to represent any specific design element, detail, color, or design of any individual element or building on the site and will not be used as part of the development review process.

The Harris Land Company

The Quail Hollow Village

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Date 8/25/14

Park Rd Entrance View

SHEET RZ 5.2

Scale

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