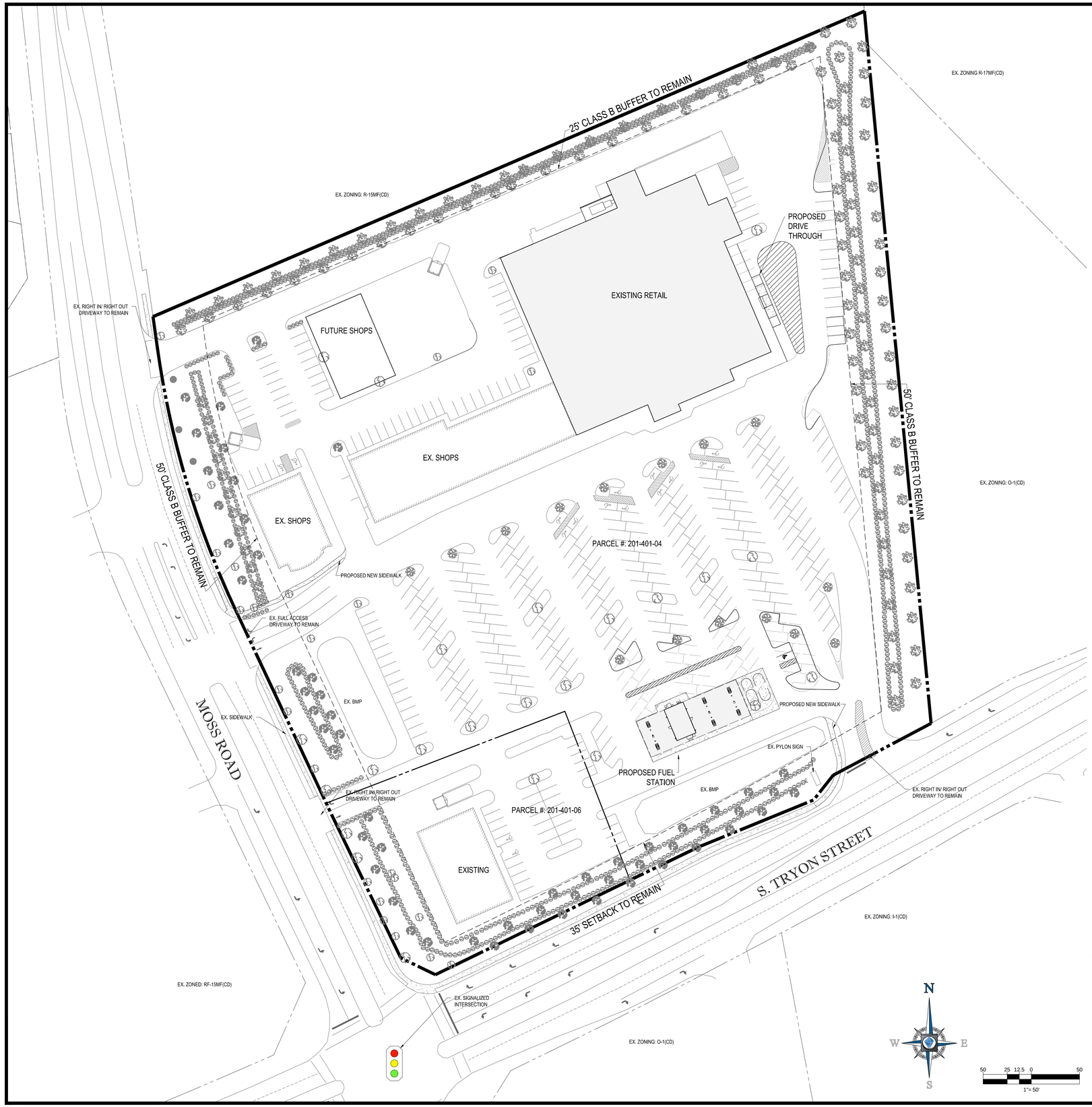

LOCATION MAP
N.T.S

SITE DATA

PARCEL #S	201-401-04, 201-401-06
ACREAGE	12.25± AC
OWNERS	PMT PARTNERS LLC
PETITIONER	CHILDRESS KLEIN PROPERTIES
EXISTING ZONING	B-1SCD, BY 1988-05(C)
PROPOSED ZONING	CC
EXISTING USES	NEIGHBORHOOD SHOPPING CENTER
PROPOSED USES	USES PERMITTED BY RIGHT & UNDER PRESCRIBED CONDITIONS TOGERTHER WITH ACCESSORY USES AS ALLOWED BY THE CC ZONING DISTRICT (MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2)
MAXIMUM GROSS SF OF DEVELOPMENT	UP TO 100,000 SF OF GROSS FLOOR AREA OF OFFICE, RETAIL, EDEE(RESTAURANTS) PERSONAL SERVICES & OTHER COMMERCIAL USES AS ALLOWED IN THE CC ZONING DISTRICT (AS MORE SPECIFICALLY DESCRIBED BELOW IN SECTION 2)
PROVIDED PARKING	AS REQUIRED BY ORDINANCE
MAX BUILDING HEIGHT	AS ALLOWED BY ORDINANCE

DEVELOPMENT STANDARDS

1.General Provisions:

a. **Site Location**. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Childress Klein Properties (''Petitioner'') to accommodate an addition to an existing neighborhood shopping center on approximately 12.25 acre site located at the intersection of Moss Road and S. Tryon Street (the "Site").

b. **Zoning Districts/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 CC zoning classification shall govern.

c. **Graphics and Alterations**. The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, driveways, streets and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the Site is developed but will be undergoing renovations and additions, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

i. expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or
iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Sheet RZ-1; or
iv. modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

Th`e Planning Director will determine if such minor modifications are allowed per this amended process**,** and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

d. **Number of Buildings Principal and Accessory**. The total number of principal buildings to be developed on the Site shall not exceed five (5). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building located on the Site.

2.Permitted Uses & Development Area Limitation:

a. The Site may be developed with up to 100,000 square feet of gross floor area of uses allowed by right and under prescribed conditions together with accessory uses allowed in the CC 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).

Personal Service uses will be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandised but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, Spa's, Yoga and exercise studios, nail salons, massage shops, martial art training studios, laundries and dry cleaning establishments, locksmiths, funeral homes and alike.

3.Access and Transportation:

a. Access to the Site will be from Moss Road and S. Tyron Street in the manner generally depicted on the Rezoning Plan.
b. The Petitioner will provide sidewalk connections from the existing buildings to Moss Road and S. Tryon Street as generally depicted on the Rezoning Petition.
c. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT in accordance with applicable published standards.
d. 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.

4.Architectural Standards:

a. The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious fiber board, stucco, EIFS, metal panels, decorative block and/or wood.
b. The outparcel buildings/structures must be architecturally compatible with the rest of the shopping center.
c. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

5.Streetscape, Buffers, Yards, and Landscaping:

a. A 50 foot setback/Class B Buffer will be provided along Moss Road. Buildings and parking areas will not be allowed in the 50 foot setback/buffer established along Moss Road as generally depicted on the Rezoning Plan.
b. A 35 foot setback/Class B will be established along S. Tryon Street. Buildings and parking areas will not be allowed in the 35 foot setback/buffer established along S. Tryon Street as generally depicted on the Rezoning Plan.
c. A 25 foot Class B Buffer will be established along the northern property boundary adjacent to existing multi-family community as generally illustrated on the Rezoning Plan. A 50 foot Class B buffer will be established along the eastern property boundary as generally depicted on the Rezoning Plan.
d. The existing sidewalks and planting strips along Moss Road and S. Tryon Street will be maintained.
e. Storm water and water quality structures may be located within the setback/buffers established along Moss Road and S. Tryon Street as generally depicted on the Rezoning Plan.
f. Utilities may cross required buffers at angles no greater than 75 degrees.
g. Screening requirements of the Ordinance will be met.
h. Above ground backflow preventers will be screened from public view.

6.Environmental Features:

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

7.Signage:

a. Signage as allowed by the Ordinance will be provided.

8.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, parking areas and courtyards.
b. Any new detached lighting on the Site will be limited to 35 feet in height.

9.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.

10.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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HARRISBURG, PA
SOUTHEASTERN, PA

THE INFORMATION, DESIGNS AND DATA PROVIDED HEREWITH ARE FOR USE ONLY FOR THIS PROJECT AND SITE AND SHALL NOT BE USED FOR OTHER PROJECTS OR ELSEWHERE BY OTHERS WITHOUT WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING.

REVISIONS

REV	DATE	COMMENT	BY

THE FOLLOWING STATES REQUIRE NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE: IN VIRGINIA, MARYLAND, THE DISTRICT OF COLUMBIA, NORTH CAROLINA AND DELAWARE CALL - **811**
(WV 1-800-245-4848) (PA 1-800-242-1776) (DC 1-800-257-7777)
(VA 1-800-552-7001) (MD 1-800-257-7777) (DE 1-800-282-8555)

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	NCC152001
DRAWN BY:	ODR
CHECKED BY:	JG
DATE:	02/23/15
SCALE:	1"=50'
CAD I.D.:	RZ1

PROJECT:

REZONING EXHIBIT

FOR

Childress Klein

LOCATION OF SITE
11108 S. TRYON STREET
MECKLENBURG COUNTY
CHARLOTTE, NC

BOHLER ENGINEERING
800 WEST HILL STREET, SUITE 101
CHARLOTTE, NC 28208
Phone: (980) 272-3400
Fax: (980) 272-3401
www.BohlerEngineering.com

SHEET TITLE:

REZONING EXHIBIT

SHEET NUMBER:

RZ-1