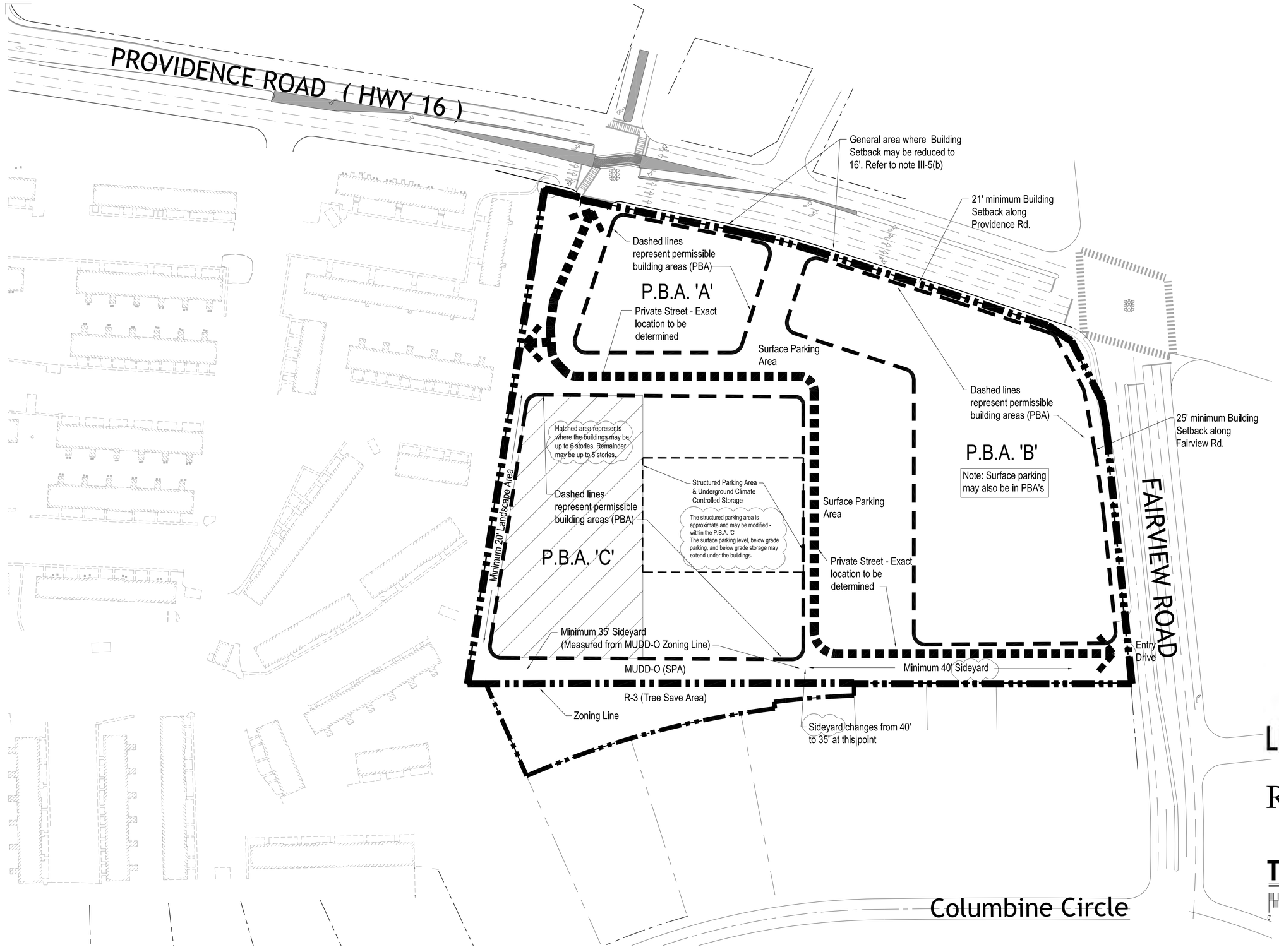


north

VICINITY PLAN

Site Development Data:

--**Acreage:** ± 10.80 acres
--**Tax Parcel #s:** 183-121-10 and 14
--**Existing Zoning:** MUDD-O
--**Proposed Zoning:** MUDD-O(SPA)
--**Existing Uses:** A convenience store and a multi-family complex.
--**Proposed Uses:** Retail; Eating, Drinking, Entertainment, Establishments (EDEE); Residential Dwelling units; general and medical office uses; warehousing within an enclosed building for self-storage; and Personal Service Uses as permitted by right, under prescribed conditions, and by the Optional provisions below together with accessory uses, as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
--**Maximum Gross Square feet of Development:** Within Permissible Building Areas A, B and C up to 95,000 square feet of gross floor area devoted to: retail, EDEE, general and medical office uses and personal service uses; and within Permissible Building Area C up to 201 residential dwellings units and up to 135,000 square feet of gross floor area of underground warehousing within an enclosed building for self-storage as allowed by right and under prescribed conditions in the MUDD zoning district, (subject to the conversion provisions below) provided, however, a loading docks (open or enclosed), outdoor dining areas and surface and structure parking areas shall not be counted toward the allowed gross floor area (floor area as defined by the ordinance) proposed by this rezoning petition.
--**Maximum Building Height:** Buildings developed principally with residential uses will be limited to a maximum building height of six (6) stories, not to exceed 75 feet; buildings developed principally with non-residential uses will be limited to a maximum building height of two (2) stories, not to exceed 45 feet. The maximum building height of 75 feet for the building located within Permissible Building Area C and abutting the existing single-family lots on Columbine Circle will be measured from a grade elevation of 691 feet above sea level.
--**Parking:** A minimum of one parking space per 500 square feet of non-residential gross floor area and 1.0 spaces per dwelling unit will be provided. Parking for the warehousing within an enclosed building for self-storage will be provided as required by the Ordinance.

LEVINE PROPERTIES

RALEY | MILLER
PROPERTIES, INC.

Technical Data Sheet

north

0' 30' 60' 120'
Graphic Scale: 1" = 60'

Rezoning Petition #2016-147

Sheet 1 of 2

Carmel at Providence, CHARLOTTE, NC

HODGES & ASSOCIATES Architecture P.L.L.C.
architecture planning
13642 Omega Dallas, Texas 75244-4514
phone: 972 387-1000 fax: 972 960-1129
www.hodgesusa.com

SCHEME

project no.	drawn	date
07107	KO	11-21-16

VICINITY PLAN

LEVINE PROPERTIES

RALEY | MILLER
PROPERTIES, INC.

Schematic Site Plan

0' 30' 60' 120'
Graphic Scale: 1" = 60'

Rezoning Petition #2016-147

Carmel at Providence, CHARLOTTE, NC

HODGES & ASSOCIATES Architecture PLLC
architecture planning
13842 Omega Dallas, Texas 75244-4514
phone: 972 387-1000 fax: 972 960-1129
www.hodgesusa.com

project no.	drawn	date	SCHEME
07107	GSD	11-18-16	SP-1

NORTH

VICINITY PLAN

LEVINE PROPERTIES

RALEY | MILLER
PROPERTIES, INC.

Schematic Site Plan

north

0' 30' 60' 120'
Graphic Scale: 1" = 60'

Rezoning Petition #2016-147

Carmel at Providence, CHARLOTTE, NC

HODGES & ASSOCIATES Architecture P.L.L.C.
architecture planning
13642 Omega Dallas, Texas 75244-4514
phone: 972 387-1000 fax: 972 960-1129
www.hodgesusa.com

project no.	drawn	date	SCHEME
07107	GSD	11-18-16	SP-1

Mallard Creek Associates #1, LLC.
Development Standards
11/21/16
Rezoning Petition No. 2016-147

Site Development Data:

--**Acreage:** ± 10.80 acres
--**Tax Parcel #s:** 183-121-10 and 14
--**Existing Zoning:** MUDD-O
--**Proposed Zoning:** MUDD-O(SPA)
--**Existing Uses:** A convenience store and a multi-family complex.
--**Proposed Uses:** Retail; Eating, Drinking, Entertainment, Establishments (EDEE); Residential Dwelling units; general and medical office uses; warehousing within an enclosed building for self-storage; and Personal Service Uses as permitted by right, under prescribed conditions, and by the Optional provisions below together with accessory uses, as allowed in the MUDD zoning district (as more specifically described and restricted below in Section 3).
--**Maximum Gross Square feet of Development:** Within Permissible Building Areas A, B and C up to 95,000 square feet of gross floor area devoted to: retail, EDEE, general and medical office uses and personal service uses; and within Permissible Building Area C up to 201 residential dwellings units and up to 135,000 square feet of gross floor area of underground warehousing within an enclosed building for self-storage as allowed by right and under prescribed conditions in the MUDD zoning district, (subject to the conversion provisions below) provided, however, a loading docks (open or enclosed), outdoor dining areas and surface and structure parking areas shall not be counted toward the allowed gross floor area (floor area as defined by the ordinance) proposed by this rezoning petition.
--**Maximum Building Height:** Buildings developed principally with residential uses will be limited to a maximum building height of six (6) stories, not to exceed 75 feet; buildings developed principally with non-residential uses will be limited to a maximum building height of two (2) stories, not to exceed 45 feet. The maximum building height of 75 feet for the building located within Permissible Building Area C and abutting the existing single-family lots on Columbine Circle will be measured from a grade elevation of 691 feet above sea level.
--**Parking:** A minimum of one parking space per 500 square feet of non-residential gross floor area and 1.0 spaces per dwelling unit will be provided. Parking for the warehousing within an enclosed building for self-storage will be provided as required by the Ordinance.

1. General Provisions:

a. **Site Location**. These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-1 and RZ-2 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by Mallard Creek Associates #1, LLC. ("Petitioner") to accommodate the development of a high quality retail uses; Eating, Drinking Entertainment Establishments; Residential Dwellings units; General and Medical office uses; and underground self-storage facility, and Personal Service uses on an approximately 10.80 acre site located on the northeast quadrant of the intersection of Providence Road and Fairview Road (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 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, building elevations, driveways, streets, Permissible Building Areas (as defined below) 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 project has not undergone the design development and construction phases, 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 but no closer than the "external building line" (in this case the external setbacks, side or rear yards) indicated on Sheet RZ-1; or
iv. modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The 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 will be limited five (5), and may be located on the Site as follows: one (1) building may be located within each Permissible Building Area A and C, and up to three (3) buildings may be located within Permissible Building Area B. 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(s) located within the same Development Area as the accessory structure/building.

2. Optional Provisions.

The following optional provisions shall apply to the Site:

a. To allow wall signs to have up to 220 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less.

b. To allow one detached ground mounted sign per street front with a maximum height of 20 feet and containing up to 150 square feet of sign area.

c. To allow, free-standing single-use buildings, to have a detached sign up to four (4) feet high with up to 32 square feet of sign area.

d. To allow up to two uses with accessory drive-through windows in the configuration and with vehicular storage as generally depicted on Sheet SP-2 of the Rezoning Plan. The allowed accessory windows will be designed so that they do not circulate between the proposed building and Providence Road and Fairview Road, and in addition within Permissible Building Area A between the building and the private street as generally depicted on the Rezoning Plan. An EDEE with an accessory drive-through window will not be allowed.

e. To not require doorways to be recessed into the face of the building(s) when the width of the sidewalk is at least 10 feet and to not required doorways to be recessed when sliding glass doors are used to provide access.

f. To not require surface and structure parking areas, outdoor dining areas, and loading dock areas (open or enclosed) to be counted as part of the allow Gross Floor Area (floor area as defined by the ordinance) for the Site.

g. To allow parking between the buildings in Permissible Building Areas A and B and Providence Road as generally depicted on the Rezoning Plan.

h. To allow windows and window boxes located on the building within Permissible Building Area A that face Providence Road to have graphic images (not signs) applied to 100% of the glazing of the window or window box. These windows and graphic images may be used to meet the Street Wall requirements of the Ordinance and will be generally located at the ground floor level of the building to help enhance the pedestrian environment at the base of the building. This optional provision does not prohibit the installation of Window Signs as allowed by Ordinance as part of the images applied to the windows or window boxes.

i. To allow windows and window boxes located on the larger of the two buildings within Permissible Building Area B that face Providence Road, and Fairview Road to have graphic images (not signs) applied to 100% of the glazing of the window or window box. These windows and graphic images may be used to meet the Street Wall requirements of the Ordinance and will be generally located at the ground floor level of the building to help enhance the pedestrian environment at the base of the building. This optional provision does not prohibit the installation of Window Signs as allowed by Ordinance as part of the images applied to the windows or window boxes.

j. To allow windows and window boxes located on the smaller of the two buildings within Permissible Building Area B that faces Providence Road to have graphic images (not signs) applied to 50% of the glazing of the window or window box. These windows and graphic images may be used to meet the Street Wall requirements of the Ordinance and will be generally located at the ground floor level of the building to help enhance the pedestrian environment at the base of the building. This optional provision does not prohibit the installation of Window Signs as allowed by Ordinance as part of the images applied to the windows or window boxes.

k. The optional provision to allow the retail and multi-family uses located above the underground climate controlled self-storage facility to meet the requirements for active ground floor uses.

l. The optional provision to not require entrances to the underground self-storage facility from each of the abutting private streets.

Note: *The optional provision regarding signs is an addition/modification to the standards for signs in the MUDD district and is to be used with the remainder of MUDD standards for signs not modified by these optional provisions.*

3. Permitted Uses, Development Area Limitations:

a. For ease of reference, the Rezoning Plan sets forth three (3) Permissible Building Areas as generally depicted on the Technical Data Sheet as Permissible Building Areas A, B, and C (each a "Permissible Building Area" and collectively the "Permissible Building Areas").

b. Subject to the restrictions, limitations, and conversion rights listed below, the principal buildings constructed on the Site and located within Permissible Building Area A, B, and C may be developed with up to 95,000 square feet of gross floor area devoted to: retail, EDEE, general and medical office uses, and personal service uses; and within Permissible Building Area C up to 201 residential dwellings units, and 135,000 square feet of gross floor area of underground warehousing within and enclosed building for self-storage facility as permitted by right, under prescribed conditions and per the Optional provisions above together with accessory uses allowed in the MUDD-O zoning district

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 merchandise 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, dry cleaning establishments, locksmiths, and alike.

c. Up to 30 additional dwelling units may be developed within the Permissible Building Area C by converting allowed non-residential square footage at the rate of 200 square feet of non-residential square footage for each additional dwelling unit added up to a maximum of 30 units or 6,000 square feet of non-residential floor area.

d. Approximately 150 linear feet of the ground floor of the building constructed within Permissible Building Area C must contain non-residential uses (not including accessory non-residential uses associated with the proposed residential units). These non-residential uses will be oriented toward the internal private street as generally depicted on the Rezoning Plan.

e. Up to two (2) uses with an accessory drive through window will be permitted on the Site. The two (2) uses allowed to have an accessory drive through window may by general retail uses or office uses such as but not limited to a grocery store, a drug store or a financial institution. One of the allowed accessory drive through windows will be utilized by the proposed grocery store as a grocery pick, pharmacy pick up, and home delivery pick up as generally depicted on the Rezoning Plan.

f. The following uses will not be allowed; gasoline service stations with or without a convenience store; and EDEE (restaurants) with accessory drive-through windows.

For purposes of the development limitations set forth in these Development Standards (but not to be construed as a limitation on FAR requirements), the following items will not be counted as part of the allowed gross floor area (floor area as defined by the Ordinance) for the Site: surface or structured parking facilities, all loading dock areas (open or enclosed), 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. Transportation Improvements and Access:

I. Proposed Improvements:

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 set forth below to benefit overall traffic patterns throughout the area in accordance with the following implementation provisions:

The following Transportation Improvements are also illustrated on figure 17 located on Sheet SP-4 of the Rezoning Plan. Figure 17 on Sheet SP-4 is to be used in conjunction with the following notes to determine the extent of the proposed improvements (reference to a number when describing an improvement corresponds to the number found on Figure 17 on Sheet SP-4 for the proposed improvement).

The following roadway improvements will be made by the Petitioner as part of the redevelopment of the Site as proposed by the Rezoning Plan:

a. Providence Road (NC 16) & Fairview Road/Sardis Road (signalized)

- Extend the two existing southbound left turn lanes on Providence Road from 275 feet each to a total of approximately 900 feet. This will modify the two-way left-turn lane located north of the existing southbound left turn lanes to a directional crossover (see intersection #7).
- Extend the existing southbound right turn lane on Providence Road from 475 feet to the north property line

b. Sardis Road & Randolph Road (signalized) (intersection # 2 on figure 17 on Sheet SP-4).

- Modify the lane markings on the southbound combined left-thru lane on Randolph Road to a combined left-thru-right lane (this improvement is subject to further review and approval by CDOT).
- Install pedestrian amenities such as crosswalk, pedestrian signal heads and pushbuttons on the east leg of the intersection across Sardis Road.

c. Providence Road (NC 16) & Access "A"/Future Street (signalized x-over; intersection #7 on figure 17 on Sheet SP-4).

- Construct a full directional crossover with 150 feet of storage and a 100-foot bay taper for the northbound left turn movement (utilizing the existing two-way left-turn lane) and extend the 130 feet of storage to 250 feet of storage with appropriate bay taper for the southbound left turn movement.
- Extend the existing raised median on Providence Road from Fairview Road/Sardis Road that currently terminates prior to Old Sardis Road (located on the east side of Providence Road) to Access "A"/Future Street (a length of approximately 290 feet). This will convert the intersection of Providence Road & Old Sardis Road and two driveways for the existing gas station located on the east side of Providence Road from full movement to right-in/right-out only while improving overall access management.
  - The median for the directional crossover will eliminate exiting left and thru movements from Access "A" and the Future Street located on the east side of Providence Road.
- Install a traffic signal with protected signal phasing for the northbound/southbound left turns from Providence Road to Access "A" and Future Street.
- Install pedestrian amenities such as crosswalk, pedestrian signal heads and pushbuttons on four legs of the intersection.
- All traffic signal equipment, etc. for the intersection, which will need to follow CDOT/NCDOT's standard protocol, which includes a signal plan, plan review, and all construction costs will be the responsibility of the developer.
- Since the traffic signals on Providence Road are in a coordinated signal system, this new traffic signal will need to tie into the adjacent intersections on Providence Road (Fairview Road/Sardis Road and Sharon Amity Road/Sharon Lane) through the existing cable configuration. In addition, coordinated signal timings (as part of the signal plan) will need to be provided to ensure the intersections retain their synchronization with one another.

d. Fairview Road & Proposed Right-In/Right-Out Only Access "B" (unsignalized)

- The Proposed Right-in/Right-Out Only Access "B" should include one ingress lane and one egress lane that terminates as a right turn exit lane. A raised median currently in place on Fairview Road will restrict left entering and left exiting movements.

II. Standards, Phasing and Other Provisions.

a. CDOT/NCDOT Standards. All of the foregoing public roadway improvements will be subject to the standards and criteria of CDOT as applicable. It is understood that such improvements may be undertaken by the Petitioner on its own or in conjunction with other development or roadway projects taking place within the area, by way of a private/public partnership effort or other public sector project support.

b. Substantial Completion. Reference to "substantial completion" for certain improvements as set forth in the provisions of Section 4.III.b. above shall mean completion of the roadway improvements in accordance with the standards set forth in Section 4.III.a above provided, however, in the event all roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

c. Right-of-way Availability. It is understood that some of the public roadway improvements referenced in subsection a. above may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60 day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then CDOT, the City of Charlotte Engineering Division or other applicable agency, department or governmental body agree to proceed with acquisition of any such land. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition proceedings including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements referenced in subsection a. above are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Petitioner will work with City Staff to determine a process to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.

d. Alternative Improvements. Changes to the above referenced roadway improvements can be approved through the Administrative Amendment process upon the determination and mutual agreement of Petitioner, CDOT, and the Planning Director as applicable, provided, however, the proposed alternate transportation improvements provide (in the aggregate) comparable transportation network benefits to the improvements identified in this Petition. The proposed signalized directional cross-over along Providence Road may not be replaced with other improvements.

III. Access.

a. Access to the Site will be from Providence Road and Fairview Road as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.

b. The Petitioner as part of the development of Site will construct a Private Street through the Site from the access point on Providence Road to the access point on Fairview Road as generally depicted on the Rezoning Plan. The Private Street will also provide access to the adjoining property located along the Site's northern boundary. A public access easement will be provided on this private street. The public access easement will prohibit the private street from being closed or gated and will require that the private street be kept open to allow the public to use the street for ingress and egress. The Public Access Easement will be documented on applicable approved building permit plans which will include a provision stating that the easement can be modified as permitted herein. This provision and provisions to be included on the building plans are not intended to create private easements rights that may be enforced by individual land owners, but rather are intended to comply with desire of the City to have a private street open to the public between Providence Road and Fairview Road. Portions or all of the Storm Water Management features may be located within the private street.

c. The alignment of the 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 the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

d. The Site's internal private street will be designed to include sidewalks and planting strips as generally depicted on the Rezoning Plan except as provided for in section 5.f below.

5. Streetscape, Buffer, Landscaping Open Space and Screening:

a. A 25 foot setback as measured from the existing back of curb along Fairview Road will be provided, as measured from the existing back of curb along Fairview Road will be provided all as generally depicted on the Rezoning Plan. Detached signs will be allowed within the 25 foot setback established along Fairview Road.

b. A 21 foot setback, reduced to 16 feet for a limited area (approximately 135 feet), as measured from the existing or future back of curb along Providence Road will be provided all as generally depicted on the Rezoning Plan. Detached signs, and a low masonry wall used to screen the parking areas will be allowed within the 21 and/or 16 foot setback established along Providence Road. The 21 foot setback provided along Providence Road may be reduced to 16 feet between the building located in Permissible Building Area A and the building in Permissible Building B that directly front on Providence Road; the reduction of the setback may occur for approximately 135 linear feet.

c. The Street Wall of the building constructed within Permissible Building Area B abutting Fairview Road will be treated with a combination of the following features: (i) windows with applied graphics images; (ii) internally illuminated window boxes with applied graphics images; (iii) vertical elements such as art work and/or decorative garden and landscape elements; (iv) decorative lighting elements; and (v) heavy landscaped areas composed of a combination of large and small maturing evergreen and deciduous trees, evergreen and deciduous shrubs and seasonal color as generally depicted on Sheet EL-4 of the Rezoning Plans.

d. A low masonry wall (3.0 feet high) will be used to screen the parking located along Providence Road as generally depicted on the Rezoning Plan. This low wall will be constructed of masonry materials that match the masonry materials used on the retail buildings.

e. An eight (8) foot planting strip and a minimum six (6) foot sidewalk will be provided along Providence Road and Fairview Road within the required setbacks as generally depicted on the Rezoning Plan.

f. An internal network of sidewalks (minimum of six (6) feet wide) will be provided on the interior of the Site linking each of the buildings and urban open space area on the Site. Where crosswalks are required to link the proposed sidewalk network to the proposed uses on the Site the crosswalks will be designed with either pavers or stamped asphalt to help create a clear pedestrian path to the buildings within the Site.

g. Along the portion of the private street that provides access to the Site from Fairview Road; the proposed six (6) foot sidewalk and a five (5) foot planting strip may be located on either side of the private street as long the width of the sidewalk is maintained and the sidewalk is separated by a five (5) foot planting strip from the private street.

h. A 35 and 40 foot side yard as measured from the MUDD-O zoning line will be provided were the Site abuts the existing single-family homes on Columbine Circle, as generally depicted on the Rezoning Plan, a portion of this side yard may be used for required fire truck access as generally depicted on the Rezoning Plan. This side yard will be landscaped with a mix of large maturing evergreen and deciduous trees, and shrubs. The large maturing trees (evergreen or deciduous) planted in this side yard will be a minimum of 10 to 12 feet tall at installation.

i. A solid eight (8) foot brick wall will be provided along the western property line adjacent to the homes on Columbine Circle as generally depicted on the Rezoning Plan (the location of the wall will not follow the MUDD-O zoning line but will follow the new property line). The location of this wall may vary along this property line to save existing trees. The height of the proposed wall will be measured on the outside of the wall (i.e. from the adjoining property owners' side of the wall).

j. A 20 foot landscape area will be provided along the north property line adjacent to the Pinehurst Apartments. This landscape area will contain a variety of trees and shrubs, except in the portions of the landscape area required to be used to provide fire access to the building as generally depicted on the Rezoning Plan.

k. Utilities may cross required buffers at angles no greater than 75 degrees.

l. The possible location of some of the proposed Urban Open Space is generally depicted on the Rezoning Plan.

m. The urban open space area located at the corner of Providence Road and Fairview Road will be improved with seating areas, landscaping and hardscape improvements.

n. A minimum of 10,000 square feet of urban open space will be provided on the Site. This urban open space area will be improved with landscaping, seating and hardscape areas. The urban open space areas will not include, private outdoor dining areas, areas located in buffers or the building setbacks/yards as generally indicated on the Rezoning Plan.

o. Outdoor dining areas may be provided along the internal private street, adjacent to the proposed buildings, in the urban open space and open space areas provided on the Site. The location and size of outdoor dining areas will be determined during the urban review process for the Site.

p. Meter banks will be screened where visible from public view at grade level.

q. Roof top HVAC and related mechanical equipment will be screened from public view at grade level.

6. General Design Guidelines:

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, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails/railings. The use of decorative block will be limited to a maximum of 25% of any building elevation.

b. The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved. The use of colors (red hues) that are typically associated with brick materials on the attached elevations does not imply that the material illustrated is a brick material).

c. The building elevations of the western and northern facades of the building proposed to be constructed within Permissible Building Area C will be similar to the building elevations provided on Sheet EL-3 with the exception that the first floor level will have either residential units or parking within a parking structure (i.e. not non-residential store fronts).

d. The buildings constructed on the Site will be constructed so at least 40% of the exterior building facades of each building constructed on the Site, exclusive of windows, doors, and roofs, will be constructed utilizing the following materials: brick, stone, precast stone, precast concrete, synthetic stone, and decorative block.

e. Building Street Walls will meet or exceed the MUDD requirements for blank walls. The attached building elevations are representative of the Street Wall treatments proposed along Providence Road and Fairview Road as well as along the Site's internal private street. These building elevations reflect combinations of materials, material changes, building off-sets and window boxes that will be used to meet or exceed the MUDD requirements for street walls.

f. Within Permissible Building Area C the ground floor retail uses developed along the internal private street will be designed and constructed with variety of architectural treatments to create a variety of store front appearances as generally depicted on Sheet EL-3 of the Rezoning Plan.

g. Within Permissible Building Area B surface parking areas and maneuvering for parking will not be allowed to occur between the proposed buildings and Providence Road and Fairview Road.

h. Within Permissible Building Area A surface parking areas will not be allowed to occur between the building constructed within Permissible Building Area A and Providence Road.

i. The building constructed within Permissible Building Area C will be designed so the portion of building oriented toward the western property line will have at least one (1) open space/amenity court yard that breaks up the building mass as generally depicted on the Rezoning Plan.

j. The proposed open space/amenity court yard located along the western property boundary of the building constructed within Permissible Building Area C may be located above one-level of parking as generally depicted on the Rezoning Plan.

k. Other than angled (including ninety-degree parking), or parallel parking along the internal private street, surface parking areas will not be allowed within Permissible Building Area C.

l. Each operable pedestrian entrance (defined as an entrance design to provide customers access to the proposed non-residential uses) will be designed to be clearly identifiable and prominent elements within the building facades in which they are located.

m. The proposed building located within Permissible Building Area B with frontage on Fairview Road will have an operable pedestrian entrance from the building to the urban open space area located at the intersection of Providence Road and Fairview Road.

n. The proposed loading/service area of the proposed building located within Permissible Building Area B adjacent to the internal private street and along the western property boundary will be screened from the internal private street with either; a wall a minimum of eight (8) feet tall, or tall evergreen landscaping, or a combination of a wall and landscaping as generally depicted on the Rezoning Plan. The design of the wall, if used, will include openings or other design features so that the upper two (2) feet of the wall is not solid.

o. The Petitioner will provide along the internal private street landscaping and landscape structures such as but not limited to; trellises, pergolas, sculptures, benches, decorative fountains, or other similar features, to define, separate, and enhance the pedestrian zone along the internal private street as generally depicted on the Rezoning Plan. The intent of these site elements is to create a separation, between the sidewalks along the private street, and adjoining surface parking areas. The use of landscape hedge alone to create this separation will not be allowed.

7. Environmental Features:

a. The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

b. The location, size and type of storm water management system 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. A tree survey indicating the location of all trees 2 inches or larger located within the public street rights of ways and all trees 8 inches or larger located within the setback areas will be submitted as part of the land development permitting process.

8. Signage:

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

b. On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance.

9. Lighting:

a. All new attached and detached lighting shall be fully shielded downwardly directed and full cut off fixture type lighting excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.

b. Detached lighting on the Site, except street lights located along public streets, will be limited to 25 feet in height.

10. CATS Relocated Bus Stop and Concrete Bus Passenger Waiting Pad.

a. The Petitioner will relocate the existing CATs bus stop along the Site frontage on Providence Road. The new location will be determined during the building permit process for the Site, however, the Petitioner will work with CATS to locate the stop in close proximity to the proposed pedestrian refuge island that will be constructed within Providence Road. The Petitioner will construct a concrete bus passenger waiting pad per CLDSM std. 60.01B as part of the relocated bus stop.

11. 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 herein and of Chapter 6 of the Ordinance.

12. 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 herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

LEVINE PROPERTIES

RALEY | MILLER
PROPERTIES, INC.

Technical Data Sheet

Rezoning Petition # 2016-147

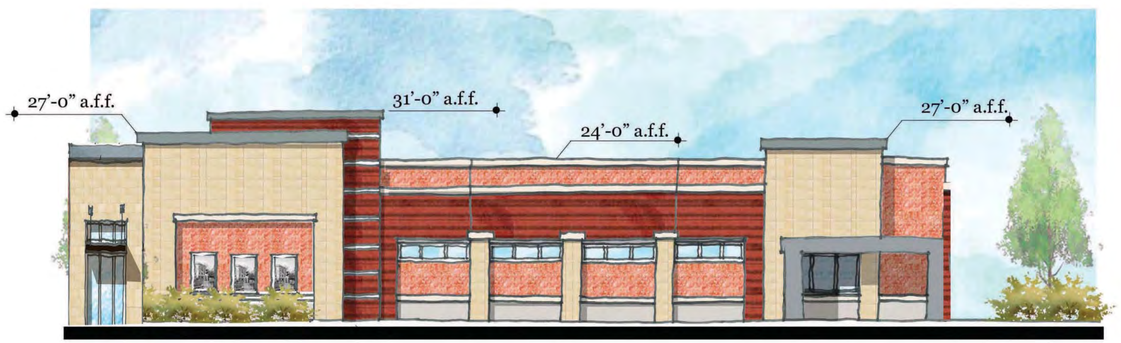
Carmel at Providence, CHARLOTTE, NC

HODGES & ASSOCIATES Architecture P.L.L.C.
architecture planning
13642 Omega Dallas, Texas 75244-4514
phone: 972 387-1000 fax: 972 960-1129
www.hodgesusa.com

SCHEME

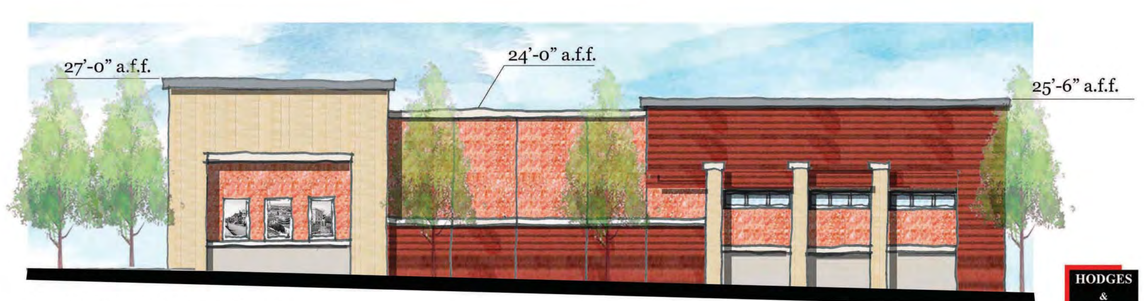
project no.	drawn	date
07107	KO	11-21-2016

01 West Elevation

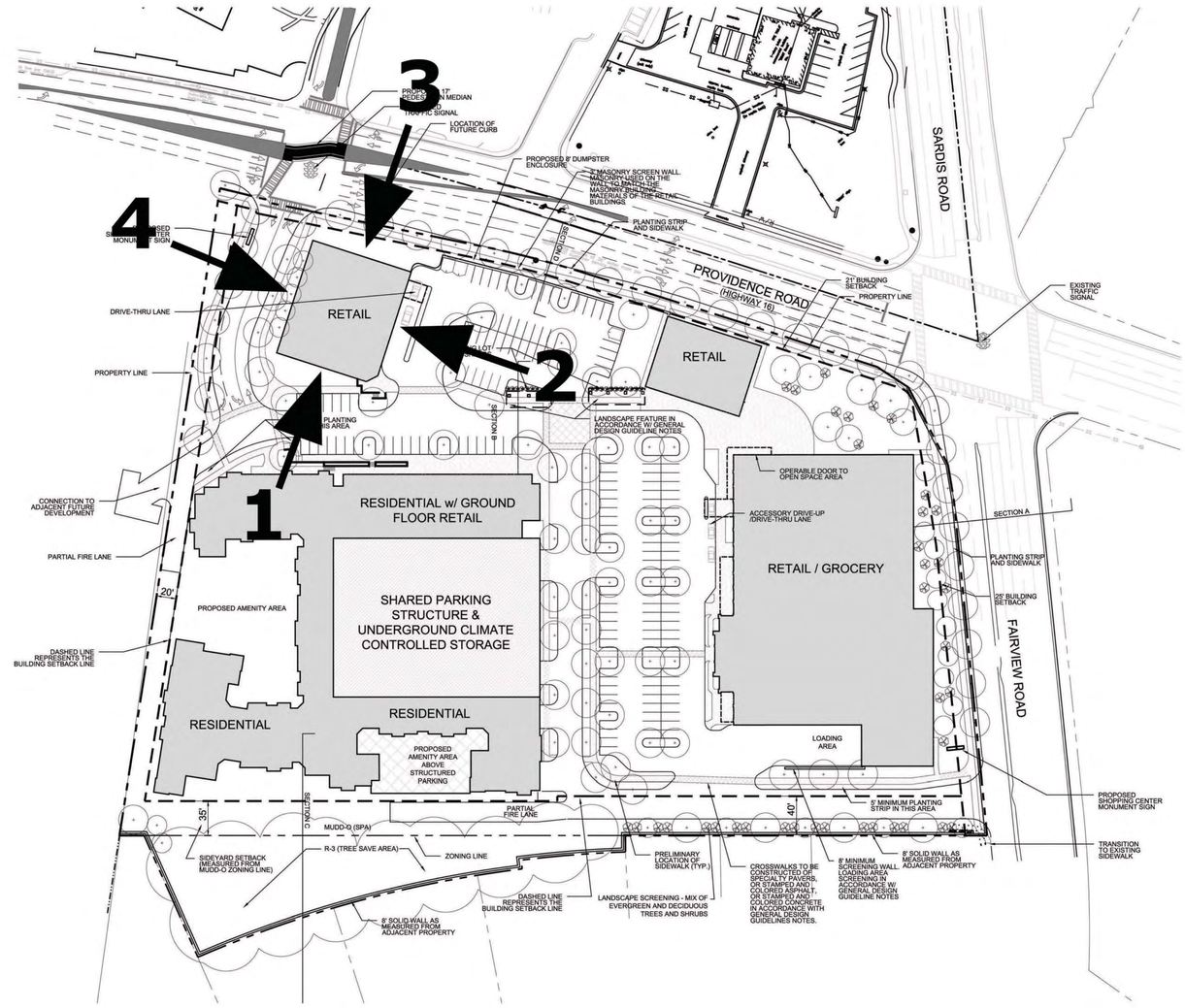


02 South Elevation

03 East Elevation



04 North Elevation



HODGES & ASSOCIATES Architecture

Carmel at Providence

Rezoning Petition #2016-147

Charlotte, NC, 07107-01, 08-17-2016

09-23-2016

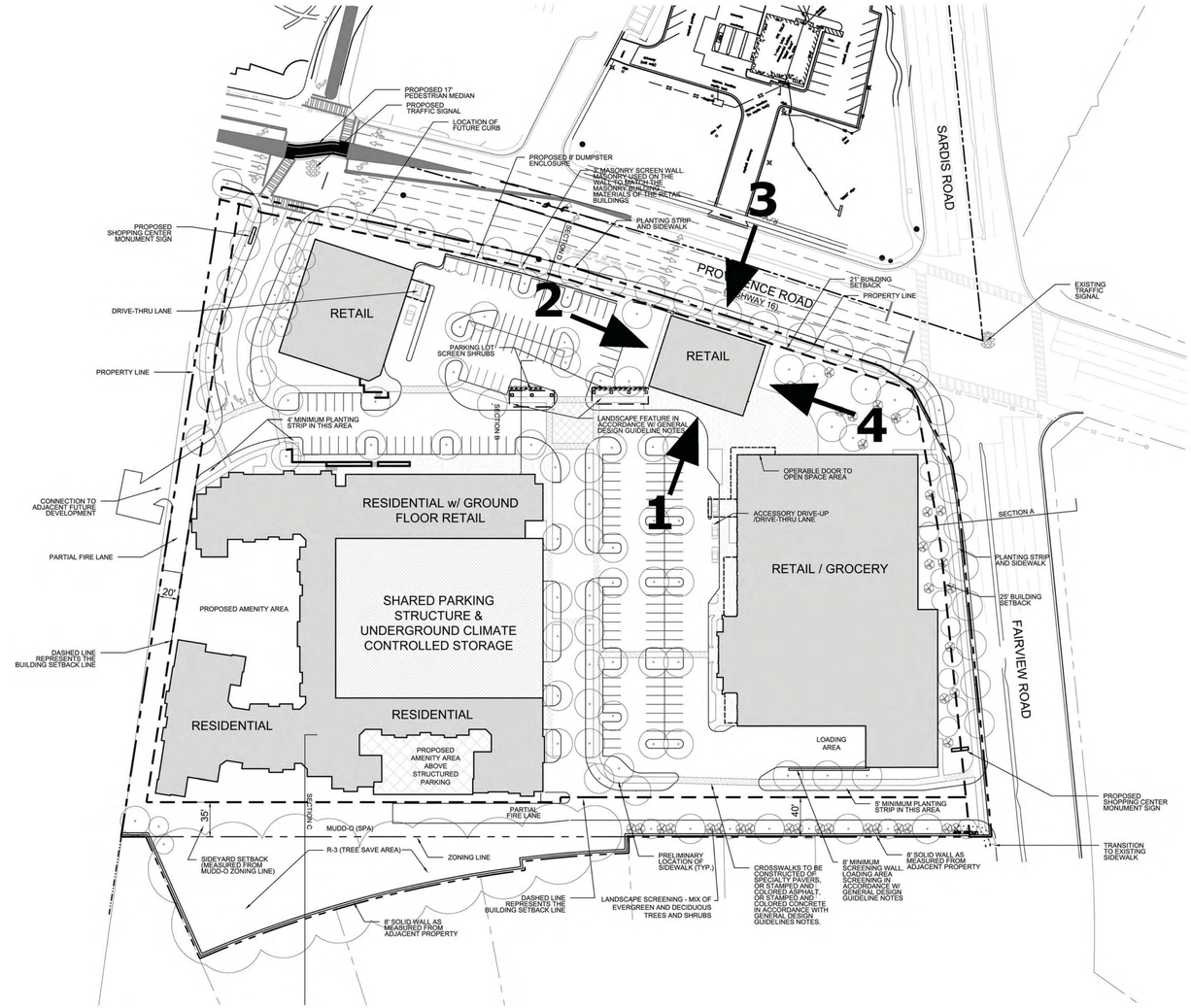
EL-1

01 West Elevation

02 North Elevation

03 East Elevation

04 South Elevation



HODGES & ASSOCIATES Architecture

Carmel at Providence

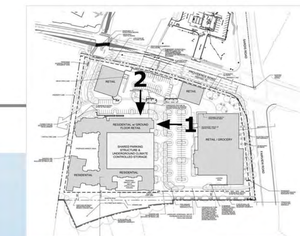
Rezoning Petition #2016-147

Charlotte, NC, 07107-01, 08-17-2016

09-23-16

EL-2

01 SCHEMATIC ELEVATION DESIGN (FAIRVIEW ROAD)



02 SCHEMATIC ELEVATION DESIGN (PROVIDENCE ROAD)

JDAVIS

CARMEL ON PROVIDENCE | CHARLOTTE, NC

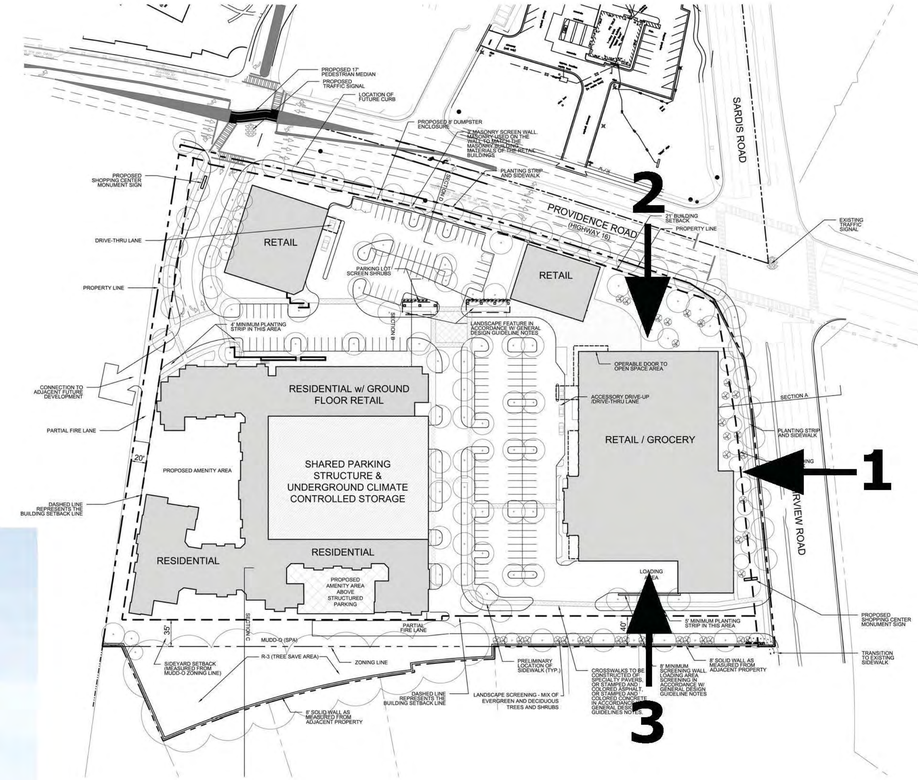
RALEY MILLER PROPERTIES
10815 SIKES PLACE | SUITE 300
CHARLOTTE, NC 28277

LEVINE PROPERTIES

Rezoning Petition #2016-147

EL-3

VICINITY MAP



2 - LEFT SIDE ELEVATION

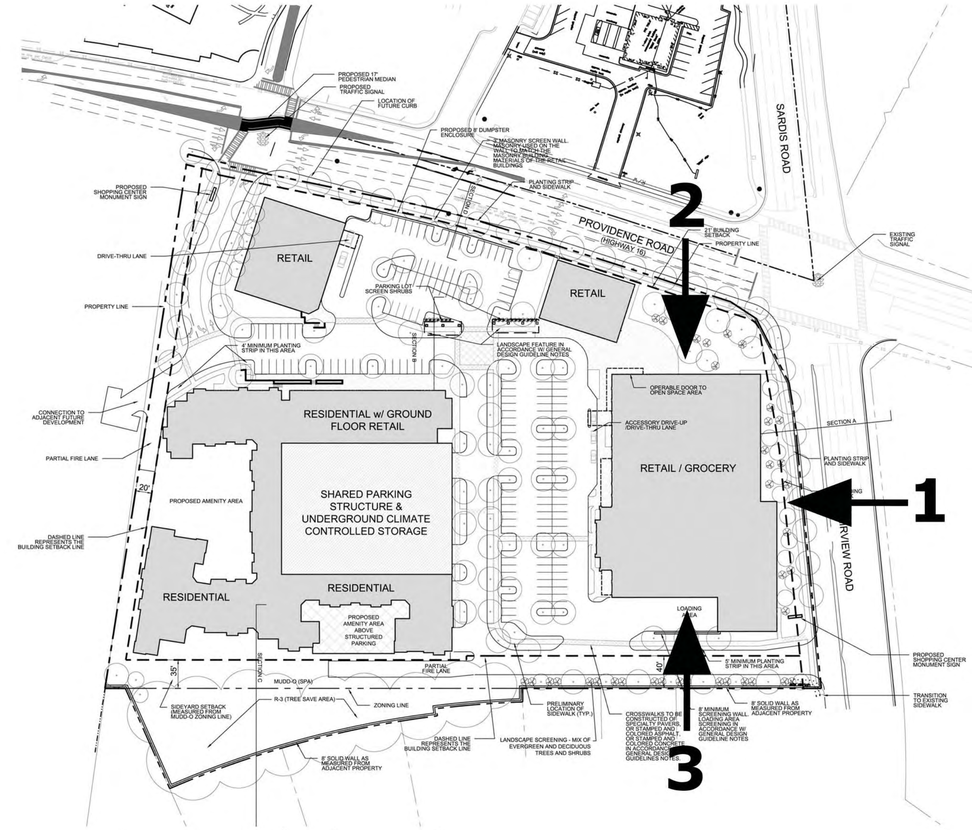
1 - REAR ELEVATION

ARCONS DESIGN STUDIO
architecture · planning · interiors

Carmel at Providence

Rezoning Petition #2016-147
Charlotte, NC, 07107-01, 08-17-2016

09-23-16 **EL-4**



3 - RIGHT SIDE ELEVATION

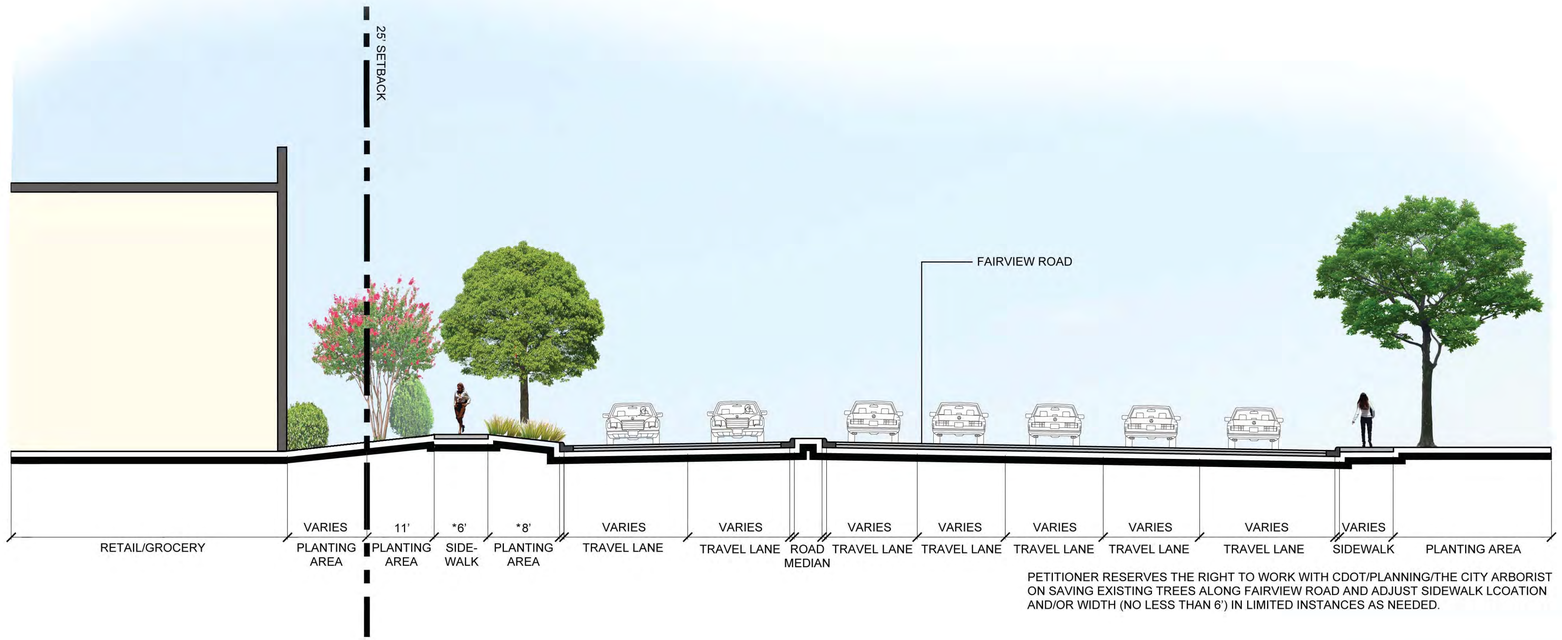
ARCONS DESIGN STUDIO
architecture · planning · interiors

Carmel at Providence

Rezoning Petition #2016-147

Charlotte, NC, 07107-01, 08-17-2016

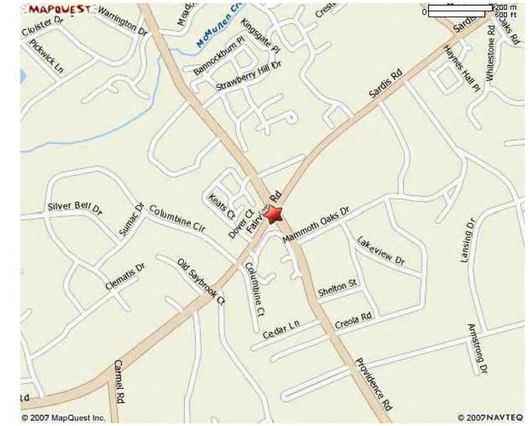
09-23-16 **EL-5**



PETITIONER RESERVES THE RIGHT TO WORK WITH CDOT/PLANNING/THE CITY ARBORIST ON SAVING EXISTING TREES ALONG FAIRVIEW ROAD AND ADJUST SIDEWALK LCOATION AND/OR WIDTH (NO LESS THAN 6') IN LIMITED INSTANCES AS NEEDED.

SECTION A 1/8"=1'

SECTION B 1/8"=1'



VICINITY PLAN

LEVINE PROPERTIES

RALEY | MILLER
PROPERTIES, INC.

Schematic Sections

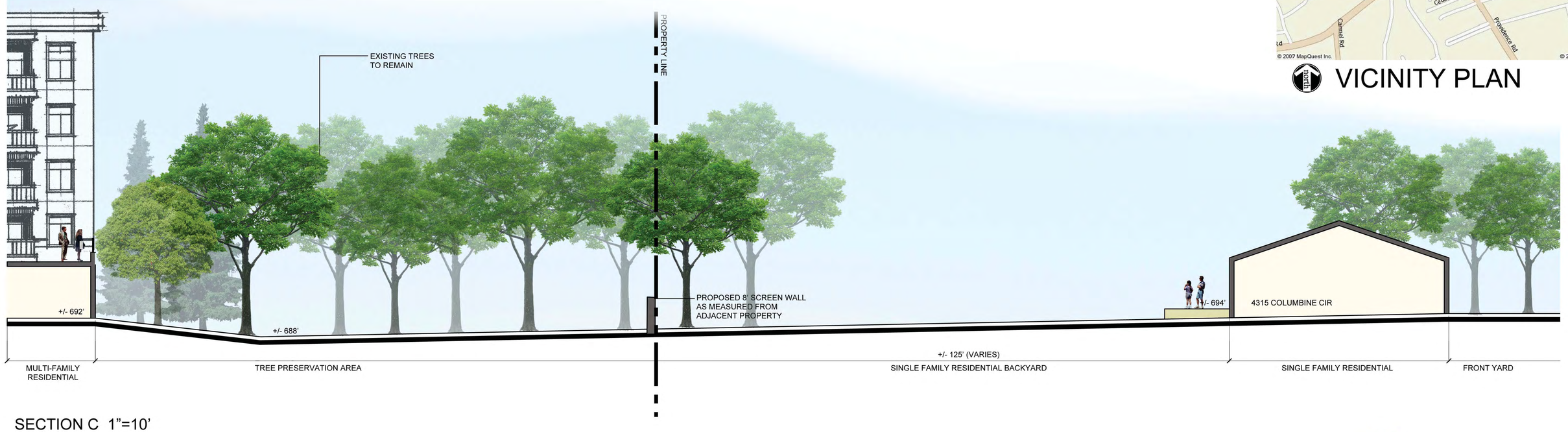
Rezoning Petition #2016-147

Carmel at Providence, CHARLOTTE, NC

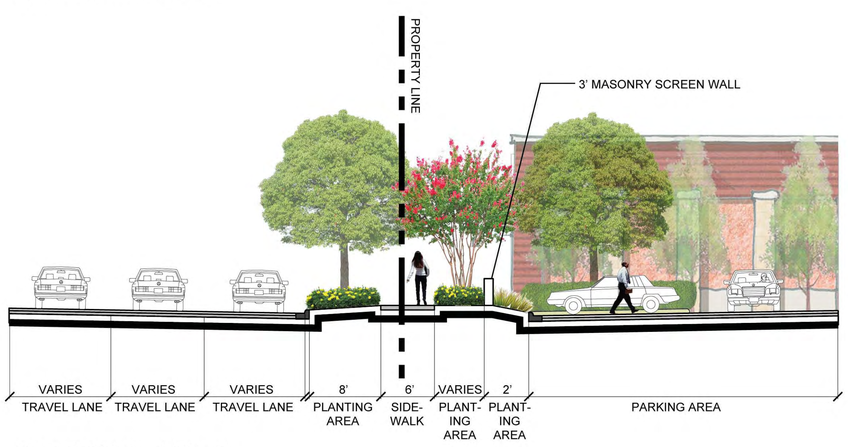
HODGES & ASSOCIATES Architecture PLLC
architecture planning
13642 Omega Dallas, Texas 75244-4514
phone: 972 387-1000 fax: 972 960-1129
www.hodgesusa.com

project no.	drawn	date
07107	WX	10-13-15

SCHEME **SP-2**



SECTION C 1"=10'



SECTION D 1/8"=1'

north

VICINITY PLAN

LEVINE PROPERTIES

RALEY | MILLER
PROPERTIES, INC.

Schematic Sections

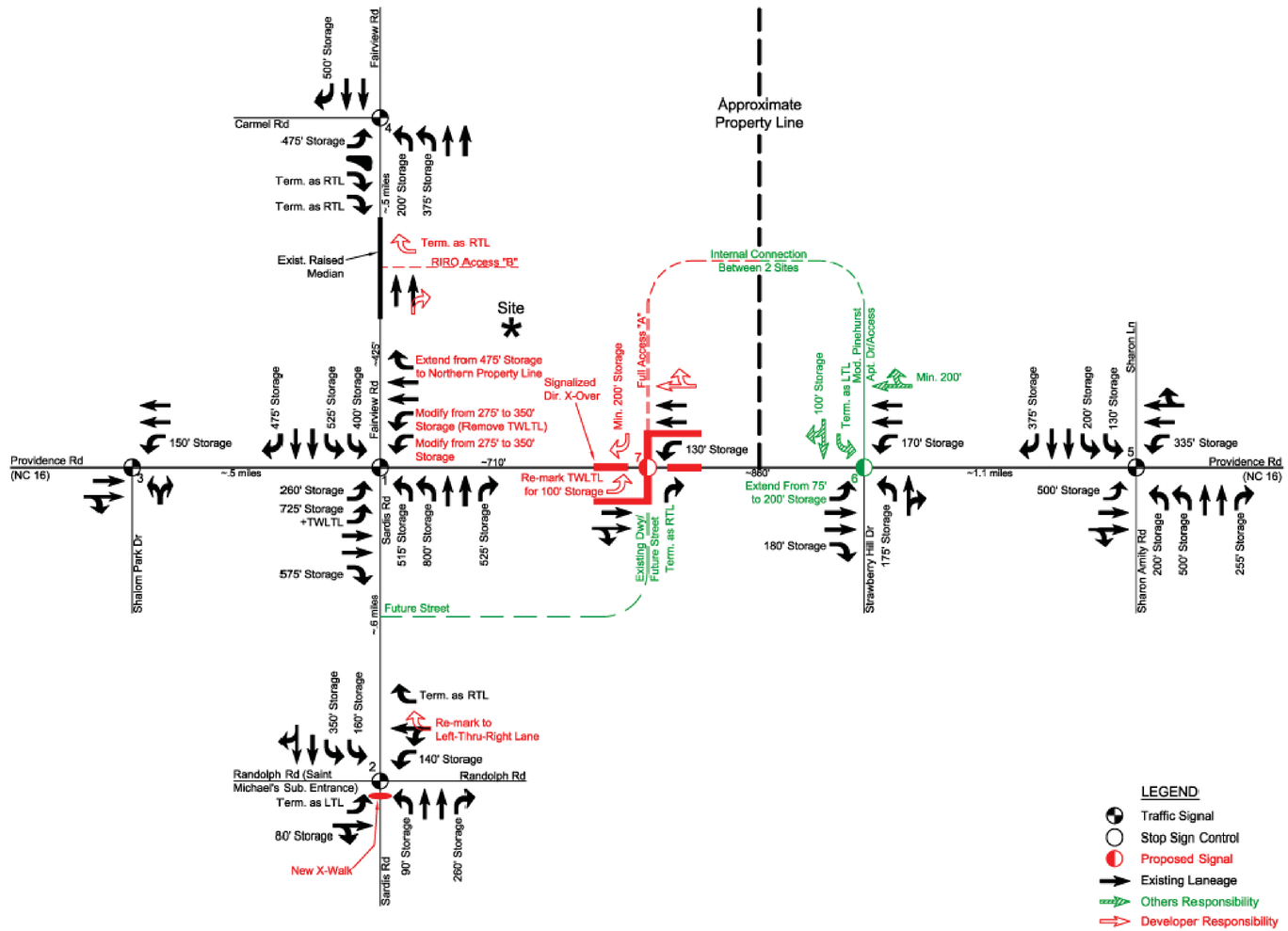
Rezoning Petition #2016-147

Carmel at Providence, CHARLOTTE, NC

HODGES & ASSOCIATES Architecture P.L.L.C.
architecture planning
13642 Omega Dallas, Texas 75244-4514
phone: 972 387-1000 fax: 972 960-1129
www.hodgesusa.com

project no.	drawn	date
07107	DW	8-19-16

SCHEME
SP-3



LEVINE PROPERTIES

RALEY | MILLER
PROPERTIES, INC.

Road Improvements

Rezoning Petition #2016-147

Carmel at Providence, CHARLOTTE, NC

HODGES & ASSOCIATES Architecture PLLC
architecture planning
13642 Omega Dallas, Texas 75244-4514
phone: 972 387-1000 fax: 972 960-1129
www.hodgesusa.com

project no.	drawn	date
07107	KO	6-18-15

SCHEME **SP-4**