SITE PLAN SPECIFICATIONS

ZONING CLASSIFICATION CURRENT: PROPOSED: MUDD-O

+/- 13.15 ACRES NET LAND AREA:

BUILDING HEIGHT:

180' MAX. (TRACT A & B - PARTIAL) 120' MAX. (TRACT B - PARTIAL & C) NOTE: SEE PLAN

DEVELOPMENT STANDARDS

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by the Petitioner to accommodate redevelopment of the 13.15 ± acre tract encompassed by Carnegie Boulevard and Congress Street (the "Site"). Development of the Site will be governed by the Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site; subject, however, to the "Optional" provisions set forth below. The Petitioner has also provided a Conceptual Site Plan and Conceptual Perspective Rendering which are conceptual in nature. Inasmuch as planning for the proposed redevelopment of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the configurations and placements of open space areas and buildings, and the heights, masses and number of buildings in each tract have not yet been determined. As a consequence, the configurations, placements, number

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and sizes of the buildings and open space areas depicted on the Conceptual Site Plan and the design of the buildings depicted on the Conceptual Perspective Rendering are schematic in nature and therefore are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the MUDD District. However, any alterations or modifications which in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Conceptual Site Plan or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Section 6.207(1) or (2) of the Ordinance, as applicable.

2. MUDD-Optional Provisions

1. General Provisions

This Petition proposes utilization of the MUDD-O provisions to allow for the following optional deviations: term surface level parking and drives within areas between public or private streets and buildings fronting these streets to allow: a porte-cochere for a hotel; drop off areas in front of office buildings; valet parking; and service areas for uses such as mail delivery, trash disposal, loading and delivery; deviation from the beight requirements to show by indicative with a height of an to but not exceeding 180 for our Frank and appendix of Tract B as shown on the technical data shee

• Deviations from the MUDD signage provisions in order to allow one monument style building identification sign for each building proposed for the Site. These signs may be up to 6 feet in height and 18 square feet in size. These signs may not be located

Deviations from the MUDD signage provisions in order to allow four detached, ground-mounted project/tenant identification signs that may be up to 10 feet in height and 80 square feet in size. These signs may not be located within public rights-of-way

~~~~ ate optional paving systems used on private plazas and walkway

Tract A of the Site may be devoted to office, retail, bank, and restaurant uses (hereinafter collectively referred to as "Commercial" uses) and/or multi-family dwellings together with any incidental or accessory uses associated therewith which are permitted by right or under prescribed conditions in the MUDD Zoning District, subject to the maximum development provisions set forth below. Tract B of the Site may be devoted to Commercial uses, multi-family dwellings and/or hotel uses together with any incidental or accessory uses associated therewith which are permitted by right or under prescribed conditions in the MUDD Zoning District,

Tract C of the Site may be devoted to Commercial uses and/or multi-family dwellings together with any incidental or accessory uses associated therewith which are permitted by right or under prescribed conditions in the MUDD Zoning District, subject to the maximum development provisions set forth below.

re feet of Commercial floor area and up to 30 residential dwelling units. Areas devoted to structured Subject to the overall limitation on retail and restaurant square footage in paragraph (e) below, Tract A may be developed with a total of up to 235,000 square footage. parking, outdoor dining, courtyards and plazas are not included in the square footage limitations but outdoor dining areas shall be counted toward the required parking calculation.

Subject to the overall limitation on retail and restaurant square footage in paragraph (e) below and the transfer provisions in paragraph (d) below. Fract B may be developed with a total of up to 390,000 square feet of Commercial floor area and up to 55 residential dwelling units. However, up to 155,000 square feet of the 390,000 square feet of unused Commercial floor area up to a maximum of 194 additional dwelling units. Also, up to 155,000 square feet of the 390,000 square feet of the 390,000 square feet of unused Commercial uses within Tract B may be converted to hotel uses at a conversion rate of one hotel room for each 650 square feet of unused Commercial floor area up to a maximum of 238 hotel rooms. Areas devoted to structured parking, outdoor dining, courtyards and plazas are not included in the square footage limitations but outdoor dining areas shall be counted toward the required

(e) below and the transfer provisions in paragraph (d) below, Tract C may be developed with a total of up to 312 residential dwelling units and up to 25,000 square feet of values and plazas are not included in the square footage limitations but outdoor dining areas shall be counted toward the required parking calculation. Subject to the overall limitation on retail and restaurant square footage in paragrap nitations but outdoor dining areas shall be counted toward the required parking calculation. C the total amount (in the aggregate) of retail and/or restaurant uses developed on the one statistical and electrical rooms, alorage areas and mechanical and electrical rooms.

### Setbacks, Side Yards and Rear Yards

The developer may subdivide the Site and create lots within the interiors of the Tracts with no side or rear yards as part of a unified development plan.

### 6. Waiver of Sight Triangle Requirements

• In addition to the foregoing MUDD optional deviations, the Petitioner reserves the right to request the Director of CDOT to waive all or part of the sight triangle requirements of the Ordinance in accordance with the provisions of Section 12.109(7)

# Internal Street Systems

The Site's internal street system shall be composed of private stre The right to deviate from the street alignments depicted on the Technical Data Sheet is reserved, provided any proposed change in alignment is approved in

## Vehicular Access and Roadway Right-of-Way

Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation (CDOT). The Petitioner will be responsible for the geometry depicted on all internal intersections, including turn lanes as deemed

# 9. Design and Performance Standards

- The attached Conceptual Perspective Rendering is intended to describe the conceptual architectural theme proposed for the Site. However, as noted above, the rendering is conceptual in nature. According the simplified during design development and construction phases • The intent of the redevelopment concept is to create a variety of architectural experiences. The redevelopment will utilize primarily glass, stone, brick, stusimplified during design development and construction phases.
- Except as otherwise provided above, all buildings constructed on this Site shall conform to the MUDD Urban Design and Development Standards outlined in Section 9.8506 of the Ordinance.
- Any lighting attached to an exterior building wall facing a residential component shall be capped and downwardly directed.
- All street and parking lot lighting fixtures will be fully shield
- Pedestrian scale lighting will be provided within the Site along all interior streets.
- Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. 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.
- Internal areas of the Site shall be landscaped in accordance with the requirements of the Ordinance.
- All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
- All other screening and landscaping shall conform to the standards of the Ordinance.
- The street elevations of the first floors of all buildings in which ground floor retail uses are to be located on Carnegie Boulevard will be designed to encourage and compliment pedestrian scale interest and activity by the use of doors which shall remain open during business hours and transparent store front glass so that the uses are visible from and accessible to the street.
- Expanses of blank walls exceeding 20 feet in length will be eliminated through use various design elements, including one or more of the following design elements:



street furniture. landscaping and garden areas, or

- display areas.
- Provided, however, that the use of opaque or reflective glass may not be utilized as a means for addressing blank walls. Meter boxes, back flow preventors, and similar items will be screened from public view.
- Except as otherwise provided in these development standards, the streetscape treatment along the Carnegie Boulevard and Congress Street frontages will meet or exceed the standards of the Ordinance and include large maturing trees, supplemental shrubbery, sidewalks of at least six feet in width and planting strips of at least 8 feet in width. Sidewalks may meander to preserve existing trees.

re amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

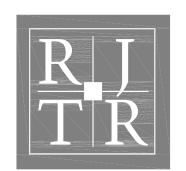
Off-street parking may be provided either through surface lots or through parking structures.

While the location or locations of urban open spaces have not vet been determined, the Site shall contain a minimum of 10.800 square feet of urban open space

Binding Effect of the Rezoning Documents and Definitions f this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to

proughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part the Site om time to time who may be involved in any future development thereof. 13. Vested Rights Provision

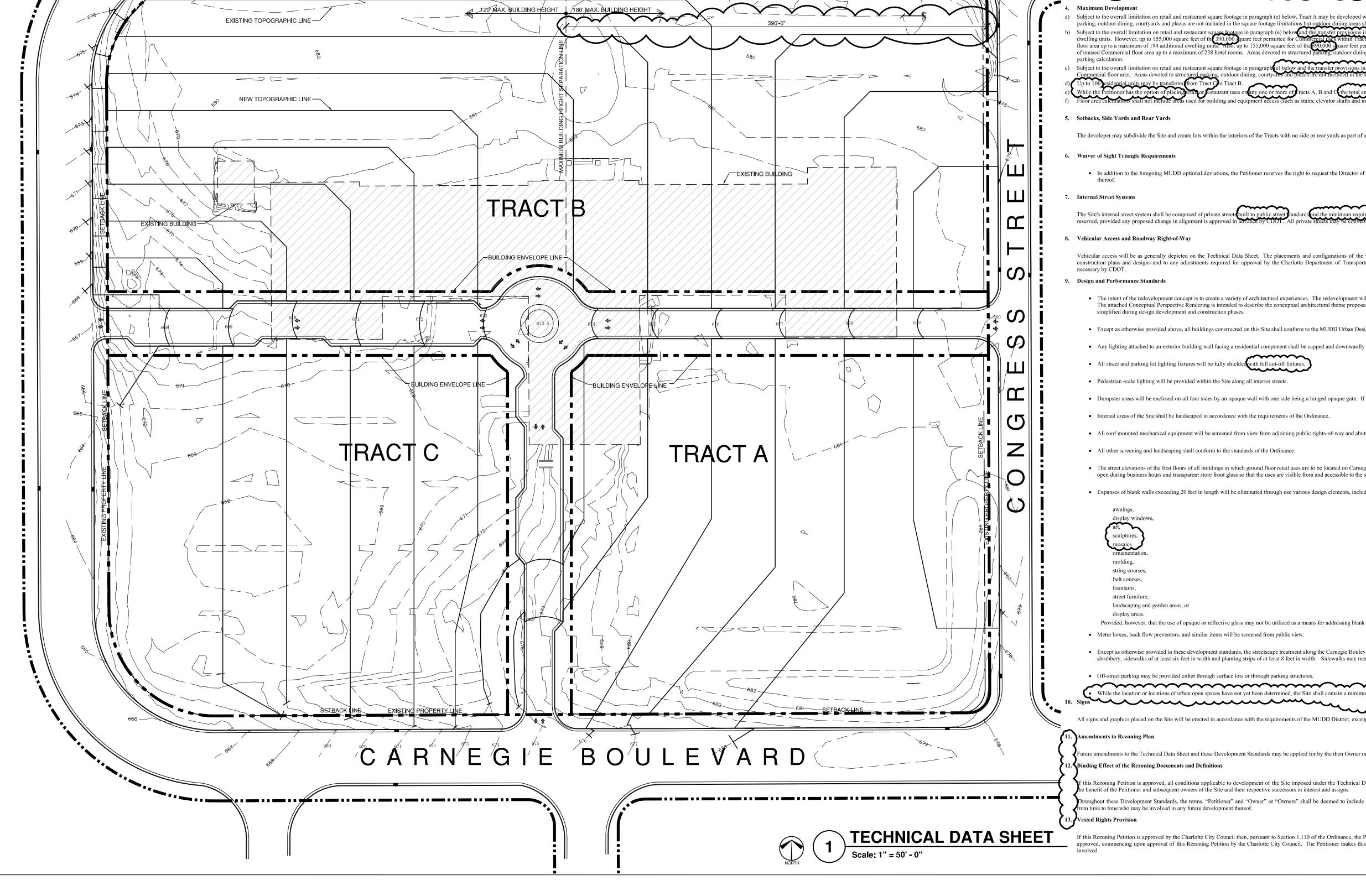
If this Rezoning Petition is approved by the Charlotte City Council then, pursuant to Section 1.110 of the Ordinance, the Petitioner hereby requests a five-year vested right to undertake and complete the development of this Site under the terms and conditions as so approved, commencing upon approval of this Rezoning Petition by the Charlotte City Council. The Petitioner makes this request for a five-year vested right due to the size and phasing of the proposed development, market conditions and the level of investment



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DATA

COMMISSION NO: 10-042.00



CARNEGIE BOULEVARD