

SITE DEVELOPMENT DATA

SITE ACREAGE:	±188 AC
TAX PARCELS:	229-171-01
PROPOSED ZONING:	MUDD-O, AND MX-1 Innovative with five (5) year vested rights
EXISTING ZONING:	R-3
EXISTING USES:	Abandoned Golf Course
PROPOSED USES:	Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD-O zoning district and the MX-1 innovative zoning district (as more specifically described in Section 3)
MAXIMUM GROSS SQUARE FEET OF DEVELOPMENT:	<div><div>(i) Within the MUDD-O zoning district up to 900,000 square feet of gross floor area of office, retail, restaurant, daycare, personal services, and other commercial uses (as more specifically described below in Section 3):</div><div><div>- 265,000 square feet of civic uses;</div><div>- 250,000 square feet of recreational uses;</div><div>- 500 residential dwelling units of all types; and up to 300 dwelling units for seniors</div></div><div>(ii) Within the MX-1 Innovative zoning district:</div><div>- up to 200 detached or attached dwelling units</div></div>
MAXIMUM BUILDING HEIGHT:	As allowed by the Ordinance in the area zoned MX-Innovative. In the area zoned MUDD-O, building height will be limited to 95 feet (for the purposes of this height limit, architectural features, roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment will not be considered for the calculation of allowed building height when located on a multi-story office building, otherwise building height will be measured as defined by the Ordinance).
PARKING:	<div><div>(i) As required by the Ordinance for the MX-1 Innovative portion of the Site; and</div><div>(ii) as required by the Ordinance for the portion of the Site zoned MUDD-O.</div></div>
TOTAL OPEN SPACE:	33 AC (includes buffers and public open space)

Site Development Data:

- Acreage: ± 188 acres
--Tax Parcel: 229-171-01
--Existing Zoning: R-3
--Proposed Zoning: MUDD-O; and MX-1 Innovative with five (5) year vested rights.
--Existing Uses: Abandoned golf course.
--Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD-O zoning district and the MX-1 innovative zoning district (as more specifically described below in Section 3).
--Maximum Gross Square feet of Development:
- (i) Within the MUDD-O zoning district up to 900,000 square feet of gross floor area of office, retail, restaurant, daycare, personal services, and other commercial uses (as more specifically described below in Section 3):
 - 265,000 square feet of civic uses;
 - 250,000 square feet of recreational uses;
 - 500 residential dwelling units of all types; and
 - up to 300 dwelling units for seniors
 - (ii) Within the MX-1 Innovative zoning district:
 - up to 200 detached or attached dwelling units

--Maximum Building Height: As allowed by the Ordinance in the area zoned MX-Innovative. In the area zoned MUDD-O, building height will be limited to 95 feet (for the purposes of this height limit, architectural features, roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment will not be considered for the calculation of allowed building height when located on a multi-story office building, otherwise building height will be measured as defined by the Ordinance).

--Parking:

- (i) As required by the Ordinance for the MX-1 Innovative portion of the Site; and
- (ii) as required by the Ordinance for the portion of the Site zoned MUDD-O.

I. General Provisions:

- a. **Site Location.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Lincoln Harris (“Petitioner”) to accommodate development of a mixed use commercial and residential community on an approximately 188 acre site located south of I-485 in the northwest quadrant of the intersection between Providence Road and Ardrey Kell 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,
- (i) the regulations established under the Ordinance for the MUDD-O zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Optional Provisions provided below; and
 - (ii) the regulations established under the Ordinance for the MX-1 Innovative zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Innovative Provisions provided below.
- c. **Conceptual Master Plan .** The Technical Data Sheet is also accompanied by: a Conceptual Master Plan. 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 quadrant have not yet been determined. As a consequence, the configurations, placements, number and sizes of the buildings and treatment of open space areas depicted on the Conceptual Master Plan and any building designs depicted are conceptual 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 Ordinance for the MUDD District.
- d. **Planned/Unified Development.** The Site shall be viewed as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning Plan. As such, setbacks, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other site elements located on the Site nor between the areas zoned MUDD-O and MX-Innovative. Furthermore, the Petitioner and/or owner of the Site reserve the right to subdivide portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, that all such separation standards along the exterior boundary of the Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 2 below as to the Site as a whole and not individual portions or lots located therein.
- e. **Five Year-Vested Rights.** Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period , but such provisions shall not be deemed a limitation on any other vested rights whether at common law or otherwise.

II. Optional Provisions for the MUDD-O Area.

The following optional provisions shall apply to the portions of the Site designated MUDD-O on the Technical Data Sheet:

- a. To allow vehicular parking, maneuvering and service areas between the proposed buildings and: (i) Ardrey Kell Road; (ii) Golf Links Drive; and (iii) the interior public and private streets. Additional detail on where and how parking and maneuvering is allowed to occur between the buildings and streets is contained in Sections 6 and 7 below.
- b. To allow up to four (5) uses with accessory drive-through windows to be located within Development Areas A and G.
- c. To allow along Providence Road, ground mounted shopping center/development identification signs up to 20 feet in height and containing up to 150 square feet of sign area. The number and locations of these shopping center/development identification signs will be limited one on each side of Golf Links Drive at its intersection with Providence Road. These signs may be used to identify any of the uses located on the Site.
- d. To allow one (1) detached ground mounted identification sign for each building located within Development Areas A, B, D, E and G. These detached identification signs may be up to five (5) feet in height and contain up to 36 square feet of sign area.
- e. To allow wall signs having to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less, within Development Areas A, B, D, E, and G.
- f. To allow special event signs and banners at the intersection of Providence Road and Golf Links Drive and at the intersection of Ardrey Kell and the Site's main north/south street connection. Any banners located at these intersection will be well-designed, professionally fabricated banners made of fabric or plastic of any type.

Paper banners will not be allowed; and no more than two (2) banners will be allowed at a time at these intersections.
- g. To allow any of the detached signs permitted by the Ordinance or these Optional Provisions to be placed within the setback provided along Ardrey Kell Road or landscape areas indicated on the Rezoning Plan.

Note: The optional provisions regarding certain signs are additions/modifications to the standards for signs in the MUDD zoning district and are to be used with the remainder of MUDD standards for signs

not modified by these optional provisions.

- h. To not require doorways to be recessed into the face of buildings when the abutting sidewalk width is greater than six (6) feet.
- i. To allow required long term bike parking spaces to be located within parking structures.

III. Innovative Development Standards for the MX-1 Area.

The following provisions shall apply to the portions of the Site designated MX on the Technical Data Sheet

- a. The Petitioner hereby seeks the following Innovative Development Standards in connection with development taking place within MX-1 areas, to accommodate a variety of setback and yard widths and other development elements so as to allow for a pedestrian friendly residential development:
 - (i) Minimum lot size for single family lots of 3,800 square feet, however lots abutting Stone Creek Ranch shall exceed 9,000 square feet;
 - (ii) Minimum lot widths for single family lots of 35 feet; however lots abutting Stone Creek Ranch shall be at least 60 feet in width;
 - (iii) Minimum side yards for single family lots of 5 (five) feet;
 - (iv) Minimum rear yards for single family lots of 20 (twenty) feet, however lots abutting Stone Creek Ranch shall provide rear yards of at least 35 feet;
 - (v) Minimum front setbacks for single family lots of 10 (ten) feet as measured from proposed right-of-way or back of sidewalk (whichever is greater);
 - (vi) Single-family lots may front on private streets.
- b. In addition, the Petitioner reserves the right to modify the innovative development standards described above or seek other innovative development standards in the future pursuant to the applicable process set forth in the Ordinance.

IV. Permitted Uses, Development Area Limitations, Transfer & Conversion Rights and Outparcel Restriction's:

- a. The Rezoning Plan sets forth six (6) development areas as generally depicted on the Technical Data Sheet as Development Areas A, B, C, D, E, F and G (each a “Development Area” and collectively the “Development Areas”).
- b. Subject to the restrictions, limitations, and transfer/conversion rights listed below, the principal buildings constructed within Development Areas A, B, D, E, F and G on the Site may be developed: (i) with up to 900,000 square feet of gross floor area of commercial non-residential uses permitted by right and under prescribed conditions, (ii) up to 265,000 square feet gross floor area of civic uses; (iii) up to 250,000 square feet of gross floor area of recreational uses; and (iv) and 500 residential dwelling units of all types together; and (v) up to 300 dwelling units for seniors, along with any accessory uses allowed in the MUDD zoning district.
- c. For purposes of the development limitations set forth in these Development Standards (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).
- d. In the event that Development Area F is not developed with dwelling units for seniors, Development Area F may alternatively be developed with detached or attached dwelling units not to exceed four (4) dwelling units per acre based on the overall gross acreage together with any accessory uses typically associated with residential development.
- e. The total square feet of gross floor area devoted to office uses and other commercial uses such as retail, restaurant and personal service uses shall be interchangeable provided that:
 - (i) the total square feet of gross floor area of all such office and other commercial uses does not exceed 900,000 square feet of gross floor area;
 - (ii) the total square feet of gross floor area of all office uses does not exceed 650,000 square feet of gross floor area;
 - (iii) in the event that a hotel use is developed, the total allowable square footage for office and other commercial uses shall be reduced by 1,000 square feet for each hotel room that is developed; and
 - (iv) the total square feet of gross floor area for non-office commercial uses such as retail, restaurant and personal service uses shall not exceed 250,000 square feet of gross floor area in purposes of these Development Standards (Personal Service uses are 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, spas, yoga and exercise studios, nail salons, massage shops, martial art training studios, laundries and dry cleaning establishments, locksmiths, funeral homes and alike).
 - (v) Office uses may exceed the limitations described in subparagraph 2 (e) (ii) and non-office commercial uses may exceed the limitations described in subparagraph (iii) of Paragraph 2(e) up to an amount not to exceed 10% of the stated amounts by converting office uses into non-office commercial uses such as retail, restaurant and personal services at a ratio of 1 square foot of gross floor area of office uses for every 1 square foot of gross floor area of such non-office uses so converted and vice-versa, subject to the limitation described in item (i) above.
- f. If 250,000 square feet of recreational uses are not developed within Development Area E, then the permissible gross floor area described in Paragraphs G, Subparagraph 3.e.(i), and Subparagraph 3.e.(ii) of Section 4 may be increased at the rate of 1 square foot of gross floor area for every 1 square foot of recreational uses not constructed up to a maximum increased gross floor area of 250,000 square feet. The additional office square footage resulting from such a conversion may be developed within Development Area E or Development Area A. *By way of example only, if only 20,000 square feet of recreational uses are developed within Development Area E, the remaining 200,000 square feet of gross floor area permitted for recreational uses could be converted and used for an increase of up to 200,000 square feet of gross floor area of office uses.* However, some recreational use component shall be provided within Development Area E.
- g. If a school or other civic or institutional use is not developed within Development Area D, then Development Area D may be developed for residential uses with attached or detached dwelling units at an overall density of up to six (6) units per acre based on the gross acreage of Development Area D.
- h. Up to five (5) uses with accessory drive-through windows may be developed within Development Areas A, B, and G, subject to the following restrictions and the design guidelines set forth in Section 6 below:
 - (i) No more than three (3) restaurants with accessory drive-through windows may be located within Development Areas A, B, and G;
 - (ii) No more than two (2) banks/financial institutions with accessory drive-through windows may be located within Development Areas A, B, and G.
 - (iii) One (1) retail pharmacy with accessory drive-through windows may be located within Development Areas A, B, or G.

V. Transportation Improvements and Access:

- a. Access and Internal Streets:
 - 1. Access to the Site will be from Ardrey Kell, the proposed extension of Golf Links Drive and future streets as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
 - 2. The total number of access points to Ardrey Kell Road will be limited to four (4).
 - 3. Golf Links Drive shall be extended through the Site as generally depicted on the Rezoning Plan. The portion of Golf Links Drive extension from the existing Golf Links Drive to the proposed North/South Avenue shall be completed prior to the issuance of a Certificate of Occupancy for the first building within the MUDD-O Area Development Area A, B, D, E or F. Golf Links Drive extension will be designed for at least an Office/Commercial wide cross-section with right-of-way width of at least 77 feet, subject to alterations that may be approved by CDOT. Petitioner shall comply with planting strip and sidewalk standards effective at the time of construction as long as the total width of sidewalk and planting strip area does not exceed sixteen (16) feet.

4.

Petitioner shall construct a North/South Avenue extending from Ardrey Kell Road through the Site to the Golf Links Drive extension prior to the issuance of a Certificate of Occupancy for the first building within Development Areas A, C, D, or F.
5.

In the event that a public school is developed within Development Area D, Petitioner shall not be required to provide a public street connection through Development Area D connecting Golf Links Drive extension to Red Rust Lane, however alternate connectivity through Development Area D may be provided.
6.

Petitioner shall construct a secondary north/south public street connection, located between Development Area A and Development Area B, connecting Golf Links Drive extension and Ardrey Kell Road, prior to the issuance of a Certificate of Occupancy for the first building larger than 50,000 square feet within Development Area A or Development Area B.
7.

The proposed street connections to adjoining properties along the western boundary of the property shall be provided at the locations specified on the Technical Data Sheet in order to ensure that connections align with existing stub streets or proposed streets on adjoining properties. These street connections along the western property boundary shall be designed with careful consideration of existing and future single family neighborhoods. The design and layout of street connections from those external access points to the internal street network will be determined during the design process and efforts will be made to discourage through traffic on Raffia Road and Wheat Road.
8.

“Choker” road shall be installed connecting the Site to Wheat Road and Raffia Road in order to discourage and slow traffic through the adjacent Stone Creek Ranch neighborhood. A Conceptual Cross-Section of the proposed choker connections is illustrated on Sheet RZ-4.
9.

Street connections to Raffia Road and Wheat Road shall not be completed before Certificates of Occupancy have been issued for homes on at least 85% of the single-family lots proposed within Development Area C.
10.

The number and location of internal streets not depicted on the Rezoning Plan will be determined during the design process and thereafter with approval from appropriate governmental authorities, subject to applicable statutes, ordinances and regulations such as subdivision and driveway regulations. While some individual blocks may be longer, the average block length for all blocks within Development Areas A, B and G, shall not exceed 650 feet.
11.

Vehicular access to the residential dwellings located within Development Area C may be from private alleys or private streets.
12.

The Petitioner reserves the right to request the installation of pavers and/or stamped or colored asphalt within the Site's public streets in order to designate and define pedestrian cross-walks. The Petitioner will coordinate the design of any decorative pavement elements proposed within the public right-of-way with CDOT during the driveway permit process. Furthermore, the Petitioner understands that an encroachment agreement must be obtained from CDOT before any for any decorative pavers and/or stamped pavement proposed in the public right-of-way may be installed.
13.

The alignment of the internal public and private streets, vehicular circulation and driveways may be modified by the Petitioner, subject to CDOT's final approval, to accommodate minor changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards and industry best practices so long as the street network set forth on the Rezoning Plan is not materially altered.

VI. Design Guidelines:

a. Statement of Overall Design Intent.

1.

Land Use: The site plan for the Site contemplates an integrated, pedestrian friendly development through a horizontal mixture of uses including office, retail, service, civic, recreational, and open space as well as a variety of residential uses.
2.

Open Space: The Site will incorporate a system of public and private open spaces throughout that will be interconnected by sidewalks and walking trails and linked to an active amenitized open space area at the core of the Site.
3.

Community Design: The site plan for the Site will seek to emphasize pedestrian connections between uses and create a strong link between the commercial core of the development and adjacent uses. Additionally, streetscapes, landscaping and high-quality building materials will be used in a manner that creates a unified development pattern. Where opportunities exist, a vertical mix of uses will be encouraged but not required.
4.

Transportation and Mobility: The Site's internal street network will establish new connections between existing developments on adjoining properties providing multiple route options and creating new opportunities for non-automobile travel while also incorporating traffic calming devices in order to mitigate adverse impacts on adjacent residential neighborhoods.

b. General Design Guidelines.

1.

The principal buildings constructed on the Site may use a variety of building materials. The building materials used for buildings (other than structured parking facilities) will be a combination of the following: glass, brick, stone, simulated stone, pre-cast stone, architectural precast concrete, synthetic stone, stucco, cementatious siding (such as hardi-plank), or wood. EIFS as a building material will not be allowed, except as back-up for architectural trim on stucco clad buildings. Vinyl, as a building material, will only be allowed on windows and soffits.
2.

The Site will include a series of publicly accessible open spaces and plazas as focal points. These focal points will include some combination of landscaping, monumentation, water feature, seating areas and/or art work features.
3.

Streetscape treatment will be a unifying element through the use of consistent paving, lighting, landscaping, and, when provided, site furnishings, throughout Development Areas A, B and G.
4.

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.
5.

Circulation paths will be provided along the Site's Public and Private Streets from parking areas and decks to building entries and areas of interest.
6.

Meter banks will be screened where visible from public view at grade level.
7.

Rooftop HVAC and related mechanical equipment will be screened from public view at grade level.

c. Development Area A Design Guidelines.

1.

Freestanding retail uses shall not exceed 24,000 square feet.
2.

During the initial phases of development uses within Development Area A may be served by surface parking areas. Structured parking facilities shall be required when/if office square footage within Development Area A exceeds 240,000 square feet.
3.

A publicly accessible open space to serve as a community gather place shall be constructed prior to the issuance of a Certificate of Occupancy for the first building within Development Area A that exceeds 20,000 square feet.
4.

Buildings shall not exceed six (6) stories.
5.

The Rezoning Plan provides for a signature Public Green with significant building frontage in order to create a well-defined edge for that public open space. Surface parking areas shall be designed to minimize their visibility from the Public Green. Surface parking may be located along Ardrey Kell Road, Golf Links Drive and the North/South Avenue if adequately screened from those streets by landscaping. However, off-street parking and maneuvering areas may not be located between Ardrey Kell Road and proposed buildings, but vehicular parking and maneuvering may be located to the side or behind such buildings, behind the established setback.

d. Development Area B Design Guidelines.

1.

Individual retail uses shall not exceed 60,000 square feet.
2.

Buildings shall not exceed three (3) stories in height.
3.

Service areas shall be designed to face existing service areas within the adjacent Rea Village Shopping Center.

e. Development Area C Design Guidelines.

1.

Buildings shall not exceed three (3) stories in height.
2.

A buffer area at least twenty five (25) feet wide shall be maintained along that portion of the Site's western property boundary which touches the Stone Creek Ranch neighborhood. The Petitioner may remove existing vegetation within the buffer area and provide plantings in accordance with the requirements for a Class C buffer under the Ordinance. Additionally, Petitioner may install a berm within this buffer area.

f. Development Area E Design Guidelines

1.

Buildings for recreational uses shall not exceed three (3) stories in height. However, if allowable recreational square footage is converted to office square footage in accordance with Paragraph B of Part IV, building heights may be increased to six (6) stories.
2.

Parking areas shall be located to the rear or side of buildings.

g. Development Area G Design Guidelines

1.

Buildings shall not exceed three (3) stories in height.
2.

Drive-through uses shall only be allowed immediately adjacent to Public Road A and within the portion of Development Area G lying east of Public Road A.
3.

Drive-through uses shall be designed to facilitate safe pedestrian crossings.
4.

Drive-through uses shall be designed to be internal to the Site where possible.
5.

Site design shall encourage pedestrian travel between Development Area G and the remainder of the Site.
6.

If drive-through lanes are installed between the buildings and the adjacent streets, low walls and low accent plantings will be provided between the drive through lanes and the adjacent streets, and such walls will be constructed of building materials generally compatible with the buildings to which they relate.
7.

Off-street parking areas may not be located between Ardrey Kell Road and proposed buildings, but vehicular parking may be located to the side or behind such buildings, behind the established setback. In areas adjacent to and lying east of Public Street A, vehicle circulation and maneuvering areas may be located between Ardrey Kell Road and the proposed buildings.

VII. Parking Areas, Access and Circulation Design Guidelines.

- a.

Building materials associated with facades on parking structures shall be generally compatible in character and quality with materials used on nearby buildings, plazas and streetscapes, taking into consideration differences associated with parking structures.
- b.

Parking structures shall be designed to materially screen the view of parked cars from adjacent public or private streets or publicly accessible open spaces or plazas. Screening of cars on the ground level will be accomplished primarily through the use of landscaping; and screening of cars parked on the upper level will be accomplished by a wall, at least 36 inches in height, designed as part of the parking deck structure.
- c.

On-site loading docks and waste areas shall be separated and/or screened from view at ground level from primary building entrances.

VIII. Pedestrian Access and Circulation Design Guidelines.

- a.

Along the Site's internal streets, the Petitioner will provide a sidewalk and a cross-walk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public and private streets and/or other pedestrian features. Street trees will also be provided within planting strips along the Site's internal public and private streets.
- b.

Walkways through plazas or publicly accessible open space areas will be appropriately designed for the intended use and type of open space area in which they are located.
- c.

Where walkways occur along building walls, a walkway width of at least six (6) feet must be maintained clear of door swings, shopping cart storage, and temporary trash or similar impediments.

IX. Open Space, Public Plaza and Amenity Areas.

- a.

The Petitioner will provide a “Public Green,” at least 3 three acres in size, located within Development Area A in the location generally depicted on the Rezoning Plan. The Public Green will be designed as a significant pedestrian focal point and an amenity for that portion of the development. The Public Green will include elements such as: water features, specialty graphics, landscaping, specialty paving, seating areas, signage (e.g. way-finding, directional, special event) art work and/or other site elements that help create a vibrant Public Green area. Portions of the Public Green may be used for outdoor dining associated with restaurants.
- b.

The portion of the ground floor of each building abutting the Public Green which front on the Public Green shall have active uses (e.g. retail, office, restaurant, residential) along a majority of its frontage onto the Public Green.
- c.

Open spaces associated with water quality/storm water detention ponds may be improved as amenity areas with seating areas, naturalized paths and landscaping.

X. Buffers:

- a.

Petitioner shall provide a buffer area at least twenty five (25) feet in width along that portion of the Site's western property boundary which touches the Stone Creek Ranch neighborhood. The Petitioner may remove existing vegetation within this buffer area and provide plantings in accordance with the requirements for a Class C buffer under the Ordinance. Additionally, Petitioner may install a berm within this buffer area.
- b.

Petitioner shall provide a twenty five (25) foot wide landscaped setback along Ardrey Kell Road, as measured from the back of the existing curb or back of the future curb line. This area off of Ardrey Kell Road will be landscaped with a variety of landscape materials (trees, shrubs, ornamental grasses, grass, and/or areas of seasonal color). A minimum of 25 shrubs and 5 trees per 100 linear feet will be planted within this area. A six (6) foot wide sidewalk will be provided within the landscaped setback. This planted sidewalk may meander or be located at a consistent distance (minimum 8 feet) from the back of curb.

XI. Environmental Feature:

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

XII. Signage

- a. Signage as allowed by the Ordinance and by the Optional Provisions set forth under Part II above may be provided. Because the Site will be viewed as a Planned/Unified-Development as defined by the Ordinance, shopping center signs may be located throughout that portion of the Site zoned MUDD-O as allowed by the Ordinance and the Optional Provisions. In addition, uses located on the interior of the Site may be identified on the allowed shopping center/development signs (by way of example, the multi-family developments and single-family developments may be identified on the signs allowed along Ardrey Kell Road and Golf Links Drive). The allowed signs may contain identification signage for any of the uses located on the Site.
- b. Master signage and graphics systems shall be adopted.
- c. Information and Advertising Pillar Signs as defined by the Ordinance may be provided on the portion of the Site zoned MUDD-O.
- d. On premises directional and instructional signs may be located throughout the Site per the standards of the Ordinance.
- e. Temporary Banners as allowed by the Ordinance may be provided.

XII. Lighting:

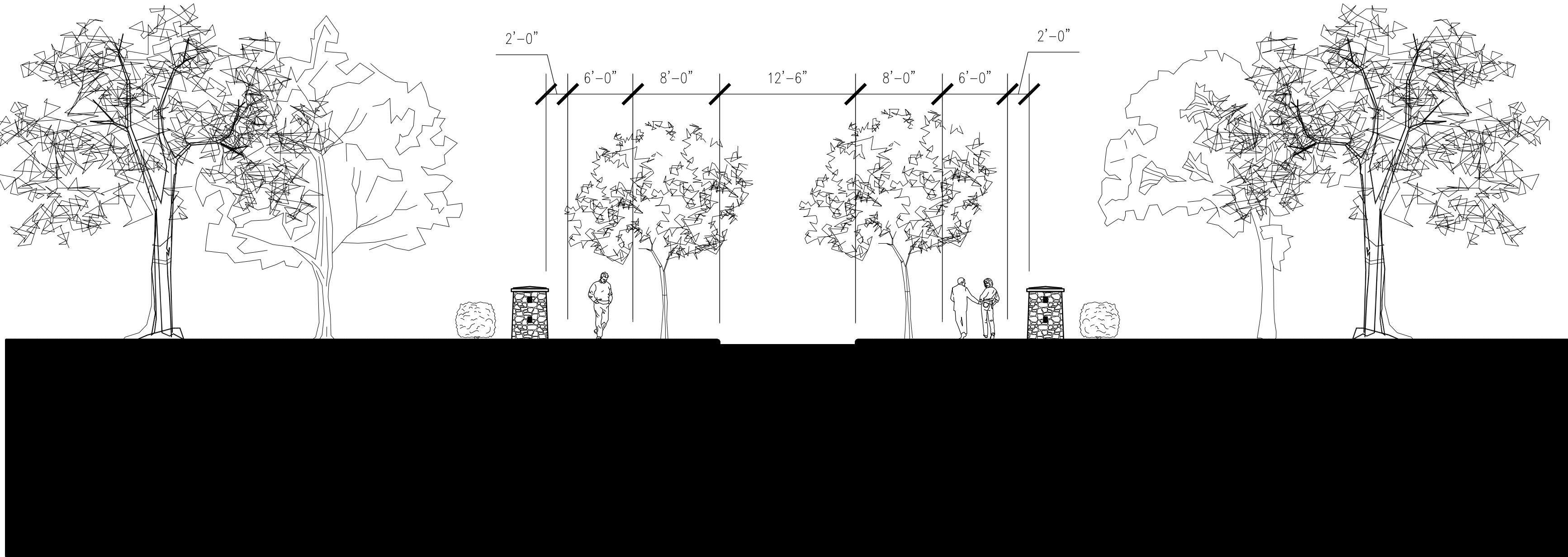
- a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
- b. Detached lighting on the Site, except street lights located along public and private streets, will be limited to 30 feet in height in the portions of the Site used for non-residential uses and 25 feet in height in the portions of the Site used for residential uses.

XIV. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan 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.

XV. Binding Effect of the Rezoning Application:

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.



"CHOKER" ROAD CONCEPTUAL CROSS SECTION

0 2' 4' 8'
SCALE: 1/4" = 1'



I-485

PROVIDENCE RD

ARDREY KELL RD.

FINAL ROAD LAYOUT
TBD IN LATER
DESIGN PHASE

SCHOOL
FINAL LAYOUT TBD
IN LATER DESIGN PHASE

OFFICE

OFFICE

FITNESS
CENTER

RETAIL

MULTI-FAMILY
RESIDENTIAL

RESIDENTIAL
ABOVE RETAIL

MAIN SHOPPING
STREET

RETAIL
ANCHOR

VILLAGE GREEN

MULTI-FAMILY
RESIDENTIAL

RESIDENTIAL
ABOVE RETAIL

STANDALONE
PARCELS

OFFICE

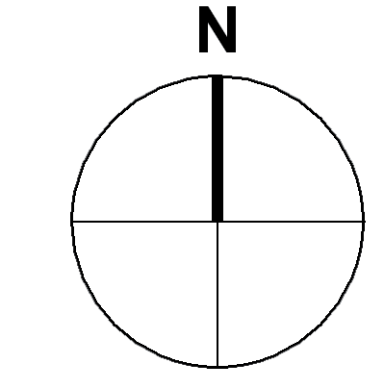
OFFICE

DAYCARE

M.O.B.

MX-1

This Conceptual Master Plan is a conceptual design illustrating how the Site could be developed. 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 Development Area have not yet been determined. As a consequence, the configurations, placements, number and sizes of the buildings and treatment of open space areas depicted on the Conceptual Master Plan and any building designs depicted Renderings are conceptual 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 Ordinance for the MUDD District.



0 100 200 400

SCALE: 1" = 200'-0"



0 100 200 400
SCALE: 1" = 200'-0"