

1535 Elizabeth, LLC.
D.B. 16624, Pg. 16
Tax I.D. 080-196-08
(245 Ac.)
Zoned= MUDD-O

Travis Ave.

Providence Road Land Partners, LLC.
D.B. 17025, Pg. 381
Tax I.D. 080-197-05
(637 Ac.)
Zoned= MUDD-O

Providence Road Land Partners, LLC.
D.B. 17025, Pg. 377
Tax I.D. 080-197-07
(227 Ac.)
Zoned= MUDD-O

Gary J. Anderson
D.B. 9159, Pg. 59
Tax I.D. 080-196-08
(218 Ac.)
Zoned= B-2

Novant Health Inc.
D.B. 19201, Pg. 155
Tax I.D. 080-197-01
(3,438 Ac.)
Zoned= MUDD-O

Hawthorne Lane

PRKG. DECK ACCESS
ELIZABETH AVE. LEVEL

FUTURE
CURB & GUTTER

Elizabeth Ave.

LIMITS OF PETITION

Hawthorne Lane

LIMITS OF PETITION

Terrence Street Partners, LLC
D.B. 15143 Pg. 693
26,080 S.F. (0.5987 Ac.)
Zoned= B-2

Anthony R. and Karen C. Combs
D.B. 17025, Pg. 632
Tax I.D. 125-111-22
13,050 S.F. (0.2996 Ac.)
Zoned= B-2

Providence Road Land Partners, LLC
D.B. 17469 Pg. 116
Tax I.D. 125-111-16
38,912 S.F. (0.8933 Ac.)
Zoned= B-2

Providence Road Land Partners, LLC
D.B. 17469 Pg. 116
Tax I.D. 125-111-16
38,912 S.F. (0.8933 Ac.)
Zoned= B-2

Providence Road Land Partners, LLC
D.B. 18981 Pg. 808
Tax I.D. 125-111-17
23,826 S.F. (0.5470 Ac.)
Zoned= B-2

PROPOSED
DEVELOPMENT
ZONE "B"

PROPOSED
DEVELOPMENT
ZONE "A"

LIMITS OF PETITION

Lee and C. Inc.
D.B. 5992 Pg. 635
Tax I.D. 125-111-08
15,314 S.F. (0.3516 Ac.)
Zoned= B-2

James C. Boyer
c/o Providence Road Land Partners, LLC
D.B. 5396 Pg. 220
Lots 4, 5 MB 127-47
16,917 S.F. (0.3884 Ac.)
Tax I.D. 125-111-11
Tax I.D. 125-111-10

Providence Road Land Partners, LLC
D.B. 12754 Pg. 271
Tax I.D. 125-111-14
12,989 S.F. (0.299 Ac.)
Zoned= B-2

Providence Road Land Partners, LLC
D.B. 12754 Pg. 271
Tax I.D. 125-111-14
12,989 S.F. (0.299 Ac.)
Zoned= B-2

Providence Road Land Partners, LLC
D.B. 12754 Pg. 271
Tax I.D. 125-111-15
5,924 S.F. (0.136 Ac.)
Zoned= B-2

Providence Road Land Partners, LLC
D.B. 12754 Pg. 271
Tax I.D. 125-111-15
5,924 S.F. (0.136 Ac.)
Zoned= B-2

LIMITS OF PETITION

TRUCK AND LOADING
ACCESS 4TH ST. LEVEL

PRKG. DECK ACCESS 4TH
ST. LEVEL

William A. Rodgers Family
D.B. 9721, Pg. 292
Tax I.D. 125-118-04
(1.46 Ac.)
Zoned= MUDD-O

J. Frank, Jr. & Katherine B. Bragg
D.B. 9909, Pg. 871
Tax I.D. 125-118-03
(1.087 Ac.)
Zoned= O-2

BB&T
D.B. 3356, Pg. 429
Tax I.D. 155-013-04
36,024 S.F.
Zoned= O-2

Queens Road

SITE DATA

EXISTING ZONING: B-2
PROPOSED ZONING: MUDD-O
SITE AREA: ±3.07 AC (GROSS)

REACTIVATED PETITION NUMBER = 2005-092

PETITIONER:

PROVIDENCE ROAD LAND PARTNERS, LLC
1523 ELIZABETH AVENUE, SUITE 220
CHARLOTTE, NC 28204
(704) 405-5100

CONSULTANTS:

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
5815 WESTPARK DRIVE
CHARLOTTE, NORTH CAROLINA 28217
(704) 525-6350

PARCELS WITHIN PETITION AREA:

125-111-20
125-111-18
125-111-17
125-111-15
125-111-14
125-111-12
125-111-11
125-111-10

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Providence Road Land Partners LLC (the "Petitioner"). This rezoning Petition, and accompanying plan seeks to accommodate the development of a mixed use center on the approximate 3.07 acre site bounded by Hawthorne Lane to the east, Fourth Street to the south, and Elizabeth Avenue to the north (the "Site"). Development of the site will be governed by the Technical Data Sheet, these Development Standards, and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern all development taking place on the site.

The Technical Data Sheet is accompanied by a development scheme which depicts potential development scenarios for the Site. This plan is referred to as the Schematic Site Plan. Detailed site planning and building design for the Site has not been finalized. The development scenario depicted on the Schematic Site Plan is intended to reflect a potential arrangement of proposed uses and elements on the Site. The exact placement, configuration, and size of the uses and elements may be altered during the design development and construction document phases of the project, within the limits described by this Technical Data Sheet, accompanying Development Standards, and the provisions of the Ordinance.

1. Permitted Uses

The Site may be devoted to any uses which are permitted by right or under prescribed conditions (together with any incidental or accessory uses and structures associated therewith) which are permitted under the Ordinance in the MUDD-O Zoning District with the following exceptions and limitations:

- Adult Establishments
- Outdoor Commercial Amusement
- Armories for meetings and training of military organizations

2. Maximum Building Areas and Limitations:

- The Site may include up to a total of 180,000 square feet of Commercial Uses, up to 200 residential units, ancillary residential uses, up to 150 hotel rooms, ancillary hotel uses and a Parking Structure and associated service and ancillary uses to serve the development occurring on the site, and potential other uses in the surrounding area. The areas of development within the Site will be depicted on the Technical Data Sheet, and described as Development Zone "A", Development Zone "B", Development Zone "C", with the following uses:

Development Zone A: Up to 200 Residential Units and Ancillary Residential Uses
Up to 150 Hotel Rooms and Ancillary Hotel Uses
A portion of the Parking Structure, and Ancillary Service Areas

Development Zone B: Up to 160,000 square feet of Commercial Uses
A portion of the Parking Structure, and Ancillary Service Areas

Development Zone C: Up to 20,000 square feet of Commercial Uses
Up to 200 Residential Units and Ancillary Residential Uses
Up to 150 Hotel Rooms with Ancillary Hotel Uses
A portion of the Parking Structure and Ancillary Service Areas

- The Petitioner reserves the right to modify maximum commercial square footage, hotel rooms, and residential units indicated within the respective Development Zones, however will not exceed the maximum development density as described for the total Site.
- Total number of Hotel rooms and Residential Units may be interchangeable at a conversion factor of 1 hotel room per 1 residential unit and visa versa. The total number of any combination of residential units and hotel rooms however combined will not exceed 350.
- The maximum height limitation for Development Zone "A" will be 250 feet. The maximum height limitation for Development Zone "B" will be 120 feet and Development Zone "C" will be 150 feet. Building height shall be measured from average grade to roof gutter line exclusive of roof pitch, parapet, architectural features, or mechanical, service or access features located above the roof line.
- The Petitioner shall work with the Charlotte Department of Transportation, and the Charlotte Mecklenburg Planning Commission Staff to determine the locations of the curbs and limits of the required 14 foot building setback lines in relation to the transitional Rights of Ways along Hawthorne Lane, and Fourth Street, and further, the establishment of the pending Elizabeth Avenue Streetscape Plan.

3. Design and Performance Standards:

- Commercial Uses will be established along the street frontages of the site, with the exception of that frontage associated with the Parking Structure generally depicted along Fourth Street. All street walls will, as a minimum, conform to the requirements of Section 9.8506 part 2, paragraph a. The architectural treatment of the street level frontage of the Parking Structure will be compatible with the architectural treatments of the street level frontage of the commercial uses fronting the same street(s). The Petitioner however, reserves the right to substitute spandrel glass for transparent window treatment in certain areas along the street frontage.
- Commercial Retail Uses may be located on the first floor of any structure within the Site unless depicted as otherwise, and extend into the second, third, or fourth floor of any structure within the Site, either as multiple uses or single users.
- 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 of the building may be substituted for the wall.
- Detached pedestrian scale light poles and fixtures will be consistent in design and will not exceed 15 feet in height. This excludes street lighting.
- The vehicular access points as generally depicted on the Technical Data Sheet will include sidewalks, landscaping, and lighting for pedestrian accessibility and movement.
- The pedestrian crossings, where the vehicular access alley intersects with Elizabeth Avenue and Fourth Street, will be defined by articulation of surface paving materials, lighting, and signage.
- Wall-park lighting is prohibited within the Site.
- Service areas will be screened from public view, and will be covered.
- The Petitioner reserves the right to request a master signage system through the Planning Development Flexibility Option as described in Section 13.110 of the Signage Ordinance. All signage will be designed and erected in accordance with the requirements of the Ordinance with the following exceptions: The Petitioner requests a maximum signage face of 250 square feet per building face per any retail tenant exceeding 12,000 square feet of occupancy within the development. The Petitioner also requests that up to 100 square feet of directional signage be allowed at the parking deck entrances, in addition to the maximum allowable tenant signage per building face. The Petitioner requests that permanent detached directional signs be allowed within the development as a part of the integrated master signage program.
- The Site will conform with all approved streetscape plans for the area. The Petitioner reserves the right to delay its portion of construction responsibilities or modification of the abutting Elizabeth Avenue Streetscape until final design plans for the Streetscape Improvements by the City of Charlotte have been fully coordinated with the proposed development, and construction of those streetscape improvements by the City of Charlotte is complete.
- The development occurring on the Site will conform with the open space requirements as described in Section 9.8506 part 4. These Open Spaces may include plazas, courtyards, upper floor terraces, rooftops and up to 30 percent within an enclosed ground floor level.
- Petitioner reserves the right to install a limited heliport on a roof within a portion of the proposed development.

4. Parking:

- The parking and loading areas within the site will, as a minimum, satisfy the requirements of the Ordinance.
- The Petitioner reserves the right to construct and maintain interim surface parking within the site to accommodate the parking requirements of the initial phases of the project either inside or outside the described development zones associated with the defined initial phase of development.

5. Storm Water Management

- Storm Water runoff from the site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual in existence as of approval of this Petition. Due to the pre 1978 existing impervious surface cover on the property, the development is not required to provide storm water detention or storm water quality management.

6. Vehicular Access and Roadways

- Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet.
- The placement, configurations and locations of these access points are subject to any minor modifications required to accommodate actual site and building design, and any adjustments that may be required by CDOT or NCDOT.
- The Petitioner is working with CDOT to prepare a Transportation Improvement Study document for the area. This overall study will preclude the requirement for a specific Traffic Impact Study for this Petition, however, it will be the intent to complete the Transportation Improvement Study, prior to issuance of any Certificate of Occupancy for the proposed development as described within the Petition.
- The City of Charlotte Department of Transportation, along with Charlotte Mecklenburg Planning Commission Staff shall inform the Petitioner of the locations of the transitional Rights of Ways along the surrounding street frontage, the allowable curbs surrounding the Site, and the corresponding building setbacks.
- The Petitioner reserves the right to seek abandonment of existing easements, alleyways, or other encumbrances within the site through quit claim procedure or other methods in order to create a complete and integrated development.

7. Fire Protection

- Adequate fire protection will be provided in accordance with the requirements of the office of the Fire Marshal and building code in existence at the time of approval of this Petition.

8. Amendments to the Rezoning Plan:

- Future amendments to the Petition, or portions thereof may be applied for by the then Owner of the Parcel or Parcels within the site in accordance with provisions of Chapter 6 of the Ordinance.

9. Binding Effect of the Rezoning Documents and Definitions:

- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site, and their respective successors in interest and assigns.
- Throughout 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 the Site from time to time who may be involved with any future development thereof.

LITTLE

www.littleonline.com

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.

© Little 2005

Elizabeth Avenue
Redevelopment
East Property
Rezoning

PRINCIPAL IN CHARGE

Jim Gamble, ASLA

PROJECT MANAGER

David Powlen, RLA

DRAWN BY

C. Chastain, RLA

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

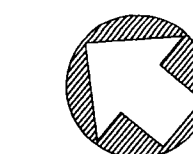
DATE

DATE

DATE

RECEIVED
AUG 31 2005
BY:

2005-92



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft

101-9925-01

08/29/06

RZ-1

