

REVISIONS	BY
PER STAFF COMMENTS 05-18-07	D.L.M.

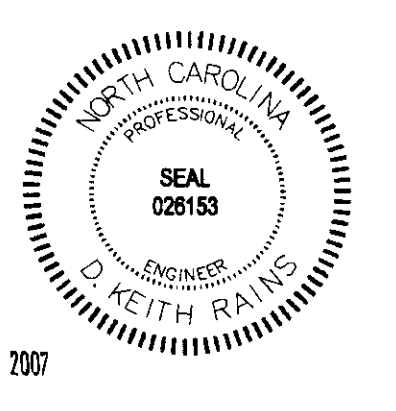
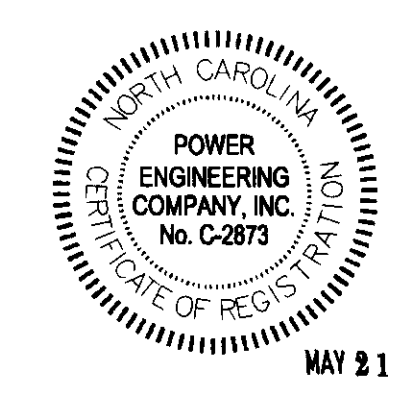
PREPARED BY
POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLANNERS - SURVEYORS
COLUMBIA, SC CHARLOTTE, NC

**MOUNTAIN ISLAND MARKETPLACE
REZONING PLAN**

SHEET 1 OF 2
CHARLOTTE, NORTH CAROLINA

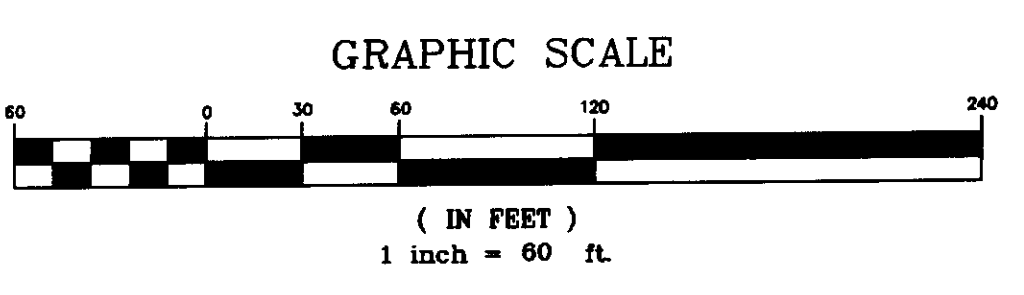
DEVELOPMENT DATA:	
EXISTING ZONING: CC-COMMERCIAL CENTER DISTRICT	
MAXIMUM SQUARE FOOTAGE ALLOWED: 375,000 SF (RETAIL NOT TO EXCEED 275,000SF)	
RETAIL SUMMARY:	
EXISTING RETAIL:	73,124 SF
PROPOSED RETAIL:	88,876 SF
FUTURE RETAIL:	163,000 SF TOTAL RETAIL (EXISTING AND FUTURE)
*112,000 SF OF RETAIL SQUARE FOOTAGE AVAILABLE.	
EXISTING OFFICE:	40,000 SF
FUTURE OFFICE:	43,000 SF
*THE AMOUNT OF REMAINING ALLOWABLE OFFICE SQUARE FOOTAGE WILL BE DEPENDENT UPON THE AMOUNT OF FUTURE RETAIL WHICH HAS A MAXIMUM RETAIL CAP OF 275,000 SF.	

FOR PUBLIC HEARING
PETITION NO. 2007-064

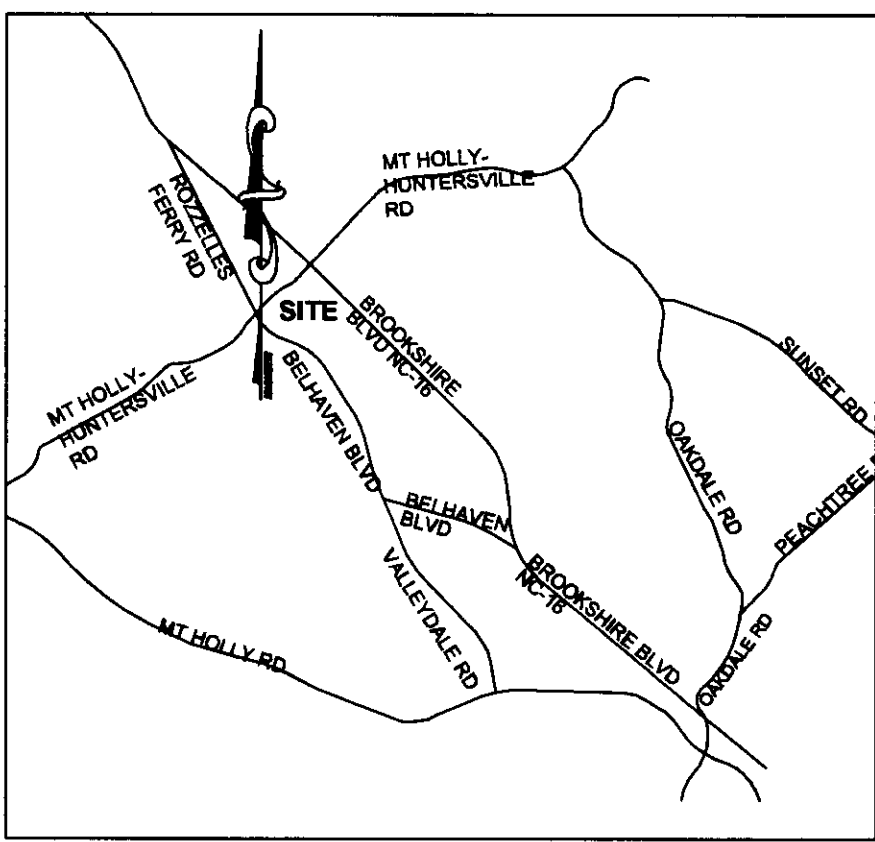


OWNER: MOUNTAIN ISLAND (E&A), LLC
1901 MAIN STREET SUITE 900
COLUMBIA, SC 29201
PHONE: (803) 779-4420
FAX: (803) 785-0884

ENGINEER: POWER ENGINEERING CO., INC.
13310-A SOUTH RIDGE DRIVE
CHARLOTTE, NC 28273
PHONE: (704) 525-7275
FAX: (704) 525-2515



DRAWN D.L.M.
CHECKED D.K.R.
DATE 1/15/07
SCALE 1" = 60'
JOB NO. 8117
SHEET RZ-1



REVISIONS	BY
PER STAFF COMMENTS 05-18-07	D.L.M.

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POWER ENGINEERING COMPANY, INC.
ENGINEERS - PLANNERS - SURVEYORS
COLUMBIA, SC CHARLOTTE, NC

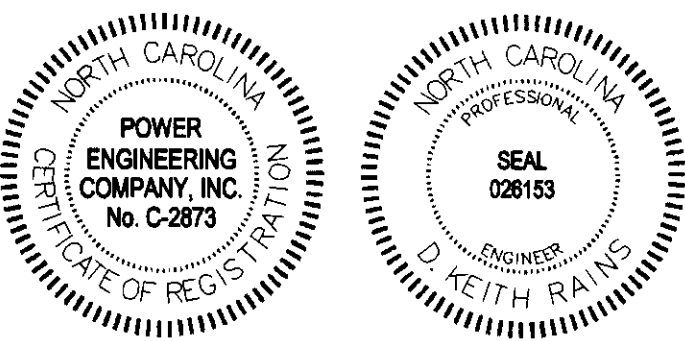


**MOUNTAIN ISLAND MARKETPLACE
REZONING PLAN**

SHEET 2 OF 2
CHARLOTTE, NORTH CAROLINA

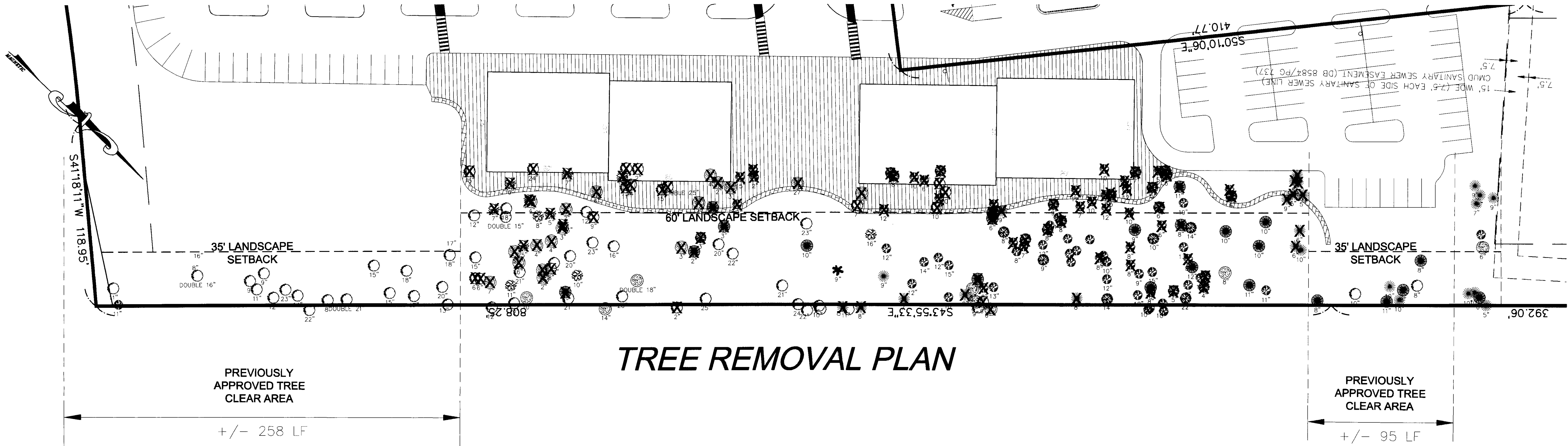
DRAWN D.L.M.
CHECKED D.K.R.
DATE 1/15/07
SCALE 1" = 30'
JOB NO. 6117
SHEET RZ-2

FOR PUBLIC HEARING
PETITION NO. 2007-064



OWNER: MOUNTAIN ISLAND (E&A), LLC
1901 MAIN STREET SUITE 900
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TREE REMOVAL PLAN

TREES MARKED WITH AN 'X'
ARE TO BE REMOVED

- Development of the site will be controlled by the standard depicted on the site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of the individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
- The petitioner intends to develop this site (the "site") as part of a community mixed-use center. Special attention will be given to ensure that the project is developed as a high quality center offering a wide range of personal and professional services in an architecturally harmonious environment. The amenities will be integrated with each other aesthetically and will be complimentary to the existing community. Particular attention will be given to the detailed site planning, building design and configuration, signage and landscaping. The individual buildings will be of a high standard of design and construction and will utilize quality durable materials.
- Signage shall be consistent throughout the development and in compliance with the ordinance requirements.
- Parking will equal or exceed the requirements established under the ordinance. No parking will be permitted within designate buffer or setback areas
- Screening will be provided in accordance with ordinance requirements. All dumpster enclosures and service areas will be screened from public streets and adjacent properties in accordance with the section 12.303 of the ordinance.
- A standard project - wide lighting system will be implemented. The design of the fixtures will be compatible with the overall architectural design of the project. All lighting fixtures shall be designed such that direct illumination does not extend past any property line. The height of the lighting fixtures, including the base thereof, will not exceed 35 feet.
- Access points and driveways to Mount Holly - Huntersville Road are limited to those that are existing and shown on this site plan.
- Pedestrian connectivity will comply with the provisions of the zoning ordinance for all new development on the site. Internal 5 foot wide sidewalks and crosswalks shall be constructed in order to provide pedestrian connectivity between all existing and future development areas. Two pedestrian sidewalk and crosswalk connections will be provided in order to provide access between the existing and proposed retail buildings as generally depicted on the site plan.
- No overhead utility utility lines will be permitted within the development. The owners from time to time will have the right to approve all underground utility locations and all above ground equipment locations. Large above ground equipment will be screened from public streets.
- Adequate fire protection in the form of the fire hydrants will be provided to meet the specifications of the Mecklenburg County Fire Marshall. Detailed plans will be submitted to the Fire Marshall's office for his approval prior to construction commencement date of all future development.
- Storm Water on the site will be managed as follows. During construction, the development will comply with all application mandatory minimum requirements for sedimentation and erosion controls as specified by stormwater services. In the Development will follow and adhere to the mandatory minimum statewide watershed protection requirements adopted by the environmental management commissioned on February 13, 1992 pursuant to the state water supply watershed protection act for class WS-IV water in that portion of a watershed which lies outside the critical area of the watershed. All temporary and permanent storm water detention and BMP facilities will not store surface storm water in any required setback or buffer unless that area is topographically best suited for such use and the facilities so located are designed and maintained as part of the overall site landscaping. Grading/Berming for such facilities may extend into the 40 foot required setback along I-485 and NC 16.
- With regard to the new development on the site occurring after the approval of this Petition, the Petitioner shall tie-in to the existing storm water system(s). The Petitioner shall have the receiving drainage system(s), defined as the two existing discharge points currently found on the site and immediately down stream of the site boundary, analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the Petitioner shall provide alternate methods to prevent this from occurring. For projects with defined watersheds greater than 24% built-upon area, control the entire volume for the 1-year, 24-hour storm. Runoff volume drawdown time shall be a minimum of 24 hours, but not more than 120 hours. For residential projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed for the 10 and 25 year, 6-hour storm. With regard to water quality, the Petitioner will construct water quality best management practices (BMPs) for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, that have been designed to achieve 85% Total Suspended Solid (TSS) removal. Use of Low Impact Development (LID) techniques is optional.

- Building materials used for the elevations of the future building fronting NC 16 will consist of Brick, CMU, Stone and/or Stucco and will architecturally

complement the existing center. The material selection for the rear and interior side of the Future shops may be CMU painted to match the color of the material used in the construction of the front and side elevations. Roof top mechanical units will be screened from adjoining and abutting residential properties. With regard to the new buildings proposed to be developed along NC 16, the architectural facades will be designed to complement one another. The architecture of these buildings will be compatible with the existing center. The location of these new buildings will be within the building envelope area as shown on this site plan. Any drive thru windows associated with these buildings will be designed and located to maximize stacking. The Charlotte Mecklenburg Planning Department will review the building elevations of the proposed building fronting on NC 16 prior to the issuance of the building permits. These buildings will have 4-sided exterior architecture, each side having a detailed finished architectural facade.

- All new outdoor lighting shall be full cut-off type lighting fixtures with the exception of lower, decorative lighting that may be installed along interior driveways, sidewalks, and parking areas. Site lighting will be limited to 35 feet in height and will be shielded or capped. No "wall pak" lighting will be installed as part of any new building development but architectural lighting on building facades will be permitted.

- The area along NC 16 will be treated as a maintained tree protection area as dimensioned and generally depicted on the site plan. Within the maintained tree protection area, trees will be preserved as indicated on these plans. The petitioner may limb up existing trees over 8 inches in caliper to a height eight vertical feet above the parking lot elevations of the existing and proposed elevations of the adjacent existing and prior to any "limb up" activity. The petitioner may remove any vines, underbrush and small trees not depicted on this plan within the landscape setback area and may enter the setback area for the purpose of controlling the resurgence of vines, underbrush, small trees and shrubs.

- The total gross floor area of the development for the property included in this rezoning petition is not proposed to be expanded from that which was originally approved for the site and will be limited to 375,000 square feet, with retail development not to exceed 275,000. The maximum number of buildings or building pads is as depicted on the site plan. However, the Petitioner reserves the right to reduce the total number of buildings on the site so long as the total approved floor areas are not exceeded subject to the floor area conversion provisions below.

- The Petitioner reserves the right to convert office floor area to retail floor area at a rate of 3 sq. ft. of office area for 1 sq. ft. of retail floor area. Conversely, the Petitioner may convert retail floor area to office floor area at the reciprocal rate. Further, office floor area may be converted to hotel rooms at the rate of 300 sq. ft. of office floor area for each one hotel room.

- Parcels included in this petition may be developed to any use (including any accessory use) which is permitted by right or under prescribed condition in a CC Zoning District under the ordinance with the following exceptions:

- Automotive Service Stations
- Boarding Houses
- Bus and Train Terminals
- Elementary and Secondary Schools (except daycare and after school care)
- Farms
- Group Homes, Adult Care Centers, Nursing Homes and Orphanages
- Restaurants with Drive-in Service (this rezoning application does not apply to the outparcels) This exception shall not apply to coffee shops or small restaurants with a gross leasable area less than 2,500SF.
- Car Washes
- Cemeteries
- Jails and Prisons
- Kennels and Stables
- Marinas
- Turkey Shoots
- Helistops
- Petroleum Storage
- Landfills, Waste Disposal Facilities Requiring Special Use Permits, Wastewater treatment facilities
- Quarries

- Throughout this rezoning petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners" shall with respect to the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Owner or Owners of the site who may be involved in its development from time to time.

- The Petitioner acknowledges that the other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development may apply to the development of the site. These are not zoning regulations, are not administered by the zoning administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site by those other city ordinances.

