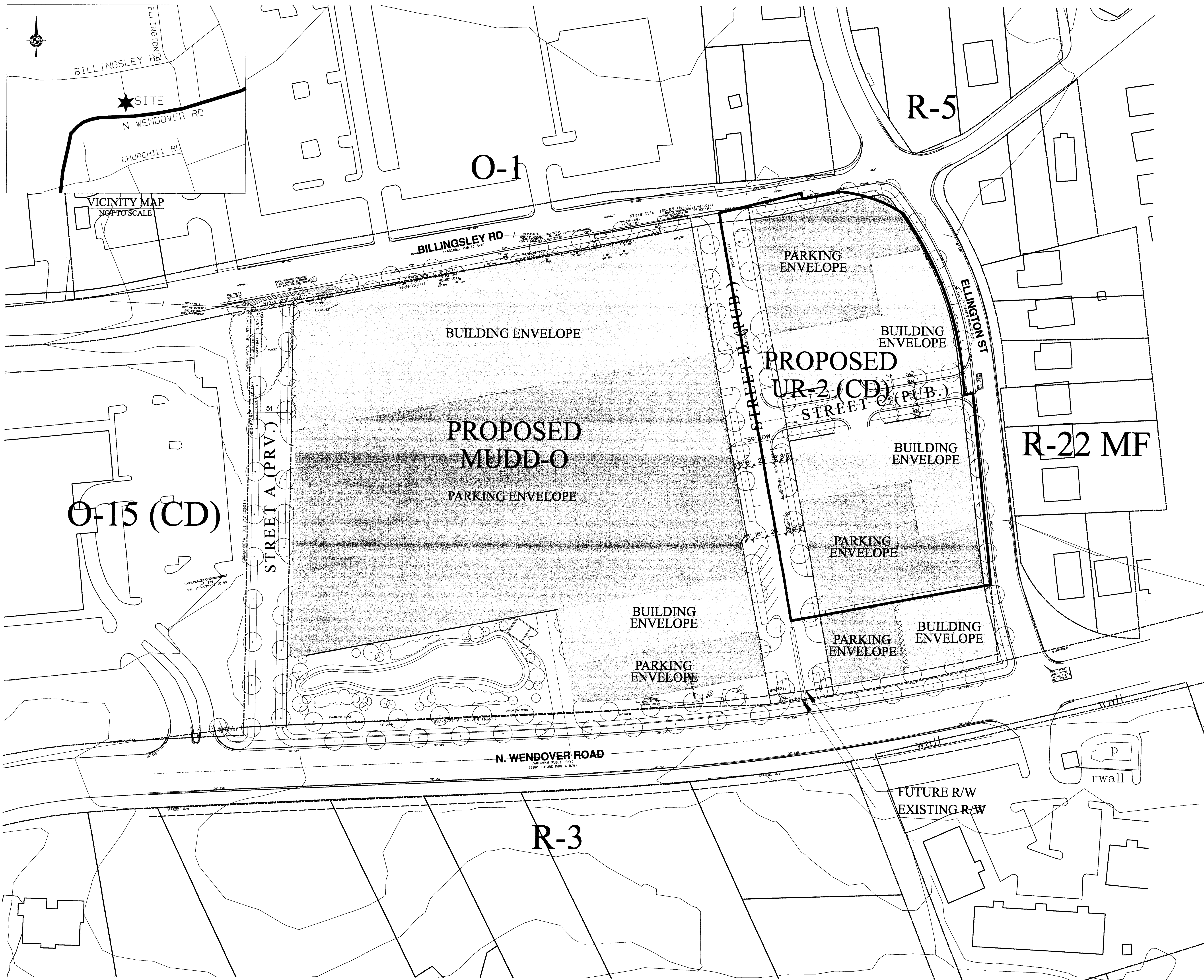




SITE DATA:

Acreage: 10.69 acres
 Existing Zoning: R-22MF
 Proposed Zoning: MUDD-O and UR-2(CD)
 Maximum Building Area "MUDD-O Area": Up to 130,000 square feet of gross floor area (as defined), and up to 88 residential dwelling units (UR-2 Area)

DEVELOPMENT STANDARDS - WENDOVER/BILLINGSLEY OFFICE PARK
SITE DATA:
 - Acreage: 10.69 acres
 - Existing Zoning: R-22MF
 - Proposed Zoning: MUDD-O and UR-2(CD)
 - Maximum Building Area "MUDD-O Area": Up to 130,000 square feet of gross floor area (as defined below), and up to 88 residential dwelling units (UR-2 Area)

DEVELOPMENT STANDARDS
A. General Provisions
 Unless otherwise specified, the standards established by this Rezoning Plan or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MUDD-O and UR-2(CD) zoning districts shall be followed in connection with development taking place on the Site.

The Technical Data Sheet is accompanied by a conceptual site plan for development on the Site (the "Site Plan"). The development depicted on the Site Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended only to describe the possible arrangement of uses and building elements. The schematic depiction of the uses, structures and building elements set forth on the Site Plan should be reviewed in conjunction with the provisions of these Development Standards.

Consequently, except as otherwise expressly specified on the Technical Data Sheet and on these Development Standards, the ultimate layout of the development proposal, the exact alignment of streets and points of access, the number, the size, configuration and placement of buildings and parking areas, and the placement of such elements on the Site Plan and any schematic building elevations are only preliminary graphic representations of the form and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases within the maximum building/parking envelope line established on the Technical Data Sheet, subject to the accompanying Development Standards and Section 9.02 (2) of the Ordinance. Parking spaces for surface and street parking may be modified to accommodate final building locations and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance and the Technical Data Sheet. Sidewalks generally depicted on the Site Plan are intended to reflect the general pedestrian circulation for development on the Site for the general location of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Site Plan. The development of specific building locations and building envelopes and parking envelopes generally depicted on the Technical Data Sheet may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plan.

B. Permitted Uses
 1. The portion of the Site zoned MUDD-O may be developed with general and medical office uses, retail, restaurants, a library, a police station and personal services uses as allowed by the MUDD-O zoning district. The gross floor area of the buildings constructed on the MUDD-O portion of the Site may not exceed, in the aggregate, 150,000 square feet of which only 10,000 may be used for retail and/or restaurant uses.

2. The portion of the Site zoned UR-2(CD) may be developed with multi-family and/or single-family attached or detached residential uses, including without limitation, townhomes, provided, however, the area zoned UR-2(CD) shall not contain more than 88 residential units.

For purposes of the development limitations set forth in this Section B, the term "gross floor area" or "GFA" shall mean and refer to the sum of the gross horizontal area of all floors of the principal building, and any accessory buildings or structures on the site measured from the outside of the exterior walls or from the exterior face of the exterior walls, and shall include any surface or subsurface parking facilities or related access areas, areas used for building and equipment access, such as drive aisles, and maintenance roadways, provided, further, areas devoted to outdoor dining are not intended to be included in the calculation of gross floor area.

3. Accessory uses as permitted within the MUDD-O and UR-2 zoning districts shall be permitted on the Site.

C. Sidewalks, Side Yards and Rear Yards

1. All buildings and parking areas constructed on the portion of the Site zoned MUDD-O shall be set back at least 20 feet from the back of the existing curb of Billingsley Road and 15 feet from the back of the existing curb of Wendoover Road, and shall set back a minimum of 14 feet from the back of each of the proposed internal streets.

2. All buildings constructed on the portion of the Site zoned UR-2(CD) shall be set back at least 14 feet from the existing back of curb of Billingsley Road and 14 feet from the back of the existing curb of Ellington Street and 14 feet from the new back of curb for the internal streets.

3. The Petitioner reserves the right to subdivide the MUDD-O portion of the Site and create lots within the interior of the development with no side and/or rear yards or any other separation standards as part of the subdivided development plan.

D. MUDD-O General Provisions, UR-2 Incentive Option

The Petitioner proposes to utilize MUDD-O provisions of the Ordinance in order to accommodate the following:

1. Parking and maneuvering between Building E and North Wendoover Road.

2. Parking and maneuvering between Building E and the new internal Public Street B as generally depicted on the Site Plan.

3. Structured parking facilities may be located between buildings and all streets.

4. Loading and service areas between Buildings A and B and the new internal public street and the private Street A, as generally depicted on the Site Plan.

5. In accordance with Section C. 1. above, the Petitioner may subdivide the portion of the Site zoned MUDD-O and create lots within the interior of the portion of the Site with no public street frontage, side and/or rear yards or other separation standards, as part of a subdivided development as described in such provisions.

6. Petitioner reserves the right to take advantage of innovative Ordinance provisions that may be added to the UR-2 district in the future including without limitation variations in street design and lot design, among other site design features.

E. Site Design

1. All buildings within the MUDD-O portion of the Site which abut Billingsley Road will be designed and constructed so that each building has clear windows that face Billingsley Road, shall not exceed 35 feet in height and shall be substantially similar in all material respects to the attached architectural renderings, provided, however, it is understood that changes shall be permitted in such renderings as long as the overall design intent is maintained.

2. Except with respect to parking and maneuvering described in the Optional Provisions of Section D, parking and maneuvering on the MUDD-O portion of the Site shall not be located between buildings and Billingsley Road, N Wendoover Road and the new internal Streets A and B that parking may be located to the side and rear of each building.

F. Sidewalks

1. A sidewalk system shall be provided throughout the Site as generally depicted on the Rezoning Plan.

2. Sidewalks shall be provided throughout the Site in order to provide pedestrian access between the sidewalks along Billingsley Road to each building entrance. Sidewalks shall also be provided between the buildings on the Site and all other building parking areas that entrance to each building. Sidewalks associated with each building will not be required to be installed until such time as the relevant building has been completed or evidence by issuance of a certificate of occupancy for such building.

3. The Petitioner will replace the existing sidewalk and planting strips along Billingsley and N Wendoover with an 8 foot planting strip and six foot sidewalk as indicated on the Site Plan.

4. Along Ellington Street an 8 foot planting strip and 6 foot sidewalk will be provided.

G. Screenwalls

1. Screening shall conform to the standards and treatments specified in Section 12.003 of the Ordinance.

2. Any dumpsters located on the Site shall be screened from view by a solid enclosure with a gate.

3. Roof top mechanical equipment shall be screened public view at grade level.

H. Parking

1. Off street parking spaces will be provided at the following ratios for the MUDD-O portion of the Site:

• Medical Offices: one space per 200 square feet
 • General Office: one space per 250 square feet
 • Retail (Non-Food-Restaurant): one space per 250 square feet
 • Restaurants: one space per 125 square feet
 • Other Non-Residential Uses: one space per 600 square feet

2. Off-street parking spaces for the UR-2 portion of the site will satisfy the minimum standards established under the Ordinance.

I. Tree Planting Areas

A 10' tree save area for the UR-2(CD) portions of the Site will be provided to the extent such property is developed for single-family residential purposes. The locations of the tree save areas to be identified through subdivision process.

J. Landscaping

1. All freestanding lighting fixtures will be uniform in design and "tall or semi cut-off" fixtures.

2. The height of any freestanding fixtures, including its base may not exceed 20 feet.

3. Wall pack lighting will not be allowed.

K. Signs

All signs placed on the Site will be in accordance with the requirements of the Ordinance.

L. Access Points (Overcrossings)

1. The number of vehicular access points to the Site shall be limited to the number depicted on the Rezoning Plan.

2. The placement and configuration of such access points are subject to any minor modifications required to accommodate first and second architectural construction plans and designs and to any adjustments required for approval by the City of Charlotte and/or the North Carolina Department of Transportation.

M. Abandonment of Street Dedication

The Petitioner reserves the right to seek abandonment of all Cascade Circle and Hasty Avenue.

N. Connectivity

Pedestrian connectivity shall be to existing properties in the manner generally indicated in the Rezoning Plan.

O. Fire Protection

Adequate fire protection in the form of the Fire Marshal's specifications fire hydrants will be provided to the Fire Marshal's specifications.

P. Storm Water Management

1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

2. Storm water retention will not be allowed in the buffer or the setbacks.

3. Development on the Site shall adhere to the requirements of the Post Construction Control Ordinance in the form adopted by Charlotte City Council on November 26, 2007.

Q. SOLID WASTE MANAGEMENT PLAN

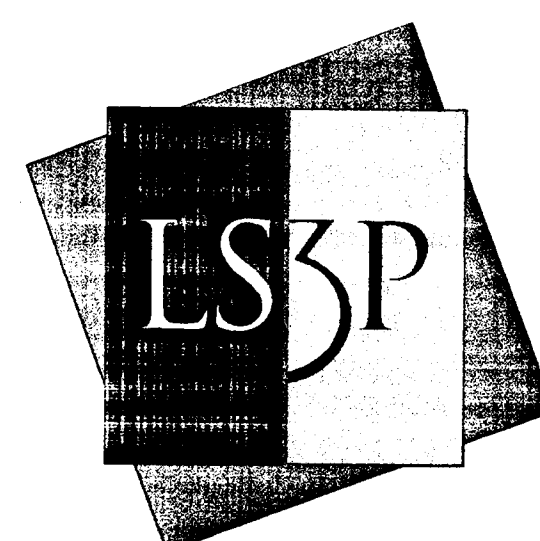
The petitioner will submit to Mecklenburg County Solid Waste a Solid Waste Management Plan prior to initiating development and/or construction activities to include, at a minimum, the procedures that will be used to recycle all clean wood, metal, and concrete generated during demolition and construction activities, when applicable. The plan will specify that all land clearing and/or most debris shall be taken to a properly permitted facility. The plan will also state the monthly reporting of all waste disposed and recycled will be made to Mecklenburg County Solid Waste Program. The report will also include the identification and location of all facilities receiving disposed or recycled materials.

R. Amendments To Rezoning Plan

Future amendments to this Rezoning Plan and these Development Standards may be applied for by the Site Owner or Owners of the applicable parcel or parcels affected by such amendments in accordance with the provisions of Chapter 16 of the Ordinance.

S. Blended Effect Of The Rezoning Application
 If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Rezoning Plan will, unless otherwise in the rezoning provided upon the Ordinance, be binding upon and to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**WENDOVER/
BILLINGSLEY
OFFICE
PARK**



LS3P ASSOCIATES LTD.
 227 WEST TRADE STREET SUITE 700
 CHARLOTTE, NORTH CAROLINA 28202
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 WWW.LS3P.COM

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 APRIL 7, 2008
 MAY 19, 2008

PROJECT: 9102-072990
 DATE: 02/22/08
 DRAWN BY:
 CHECKED BY:

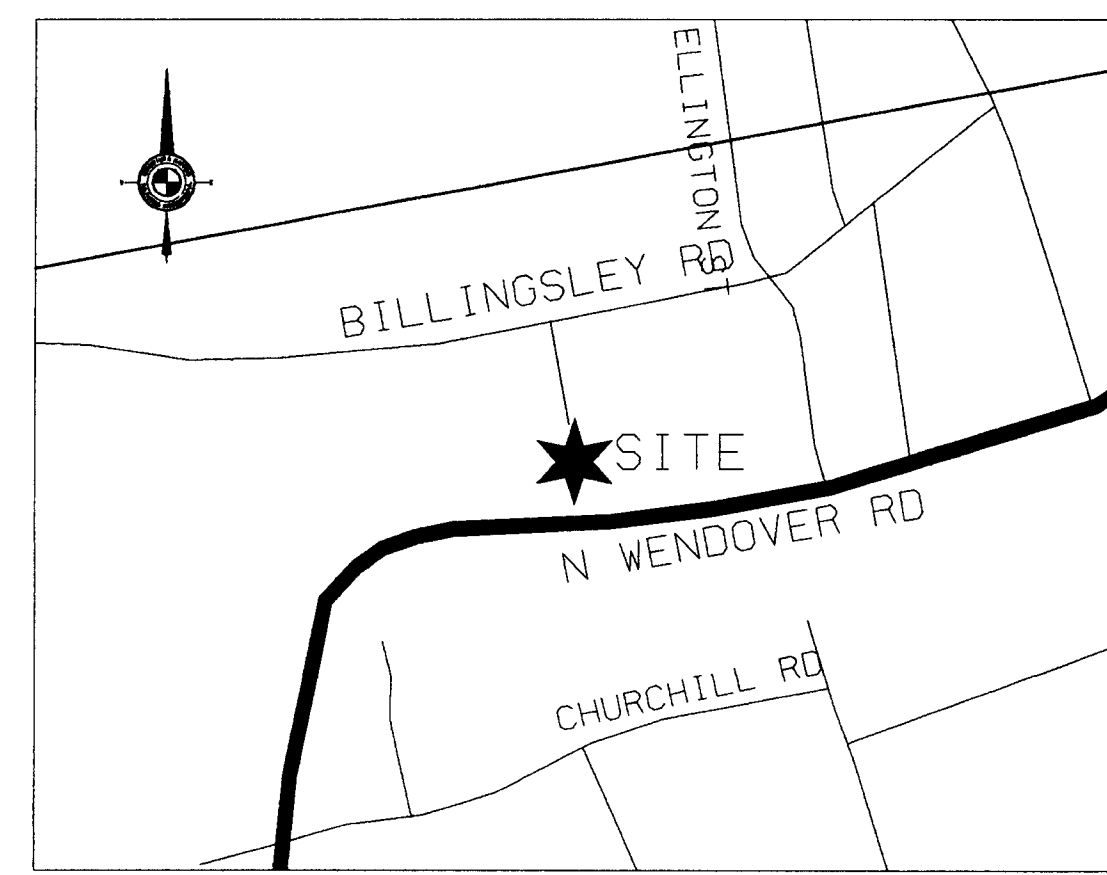
TECHNICAL DATA SHEET

MAY 13 2008
 ISSUED

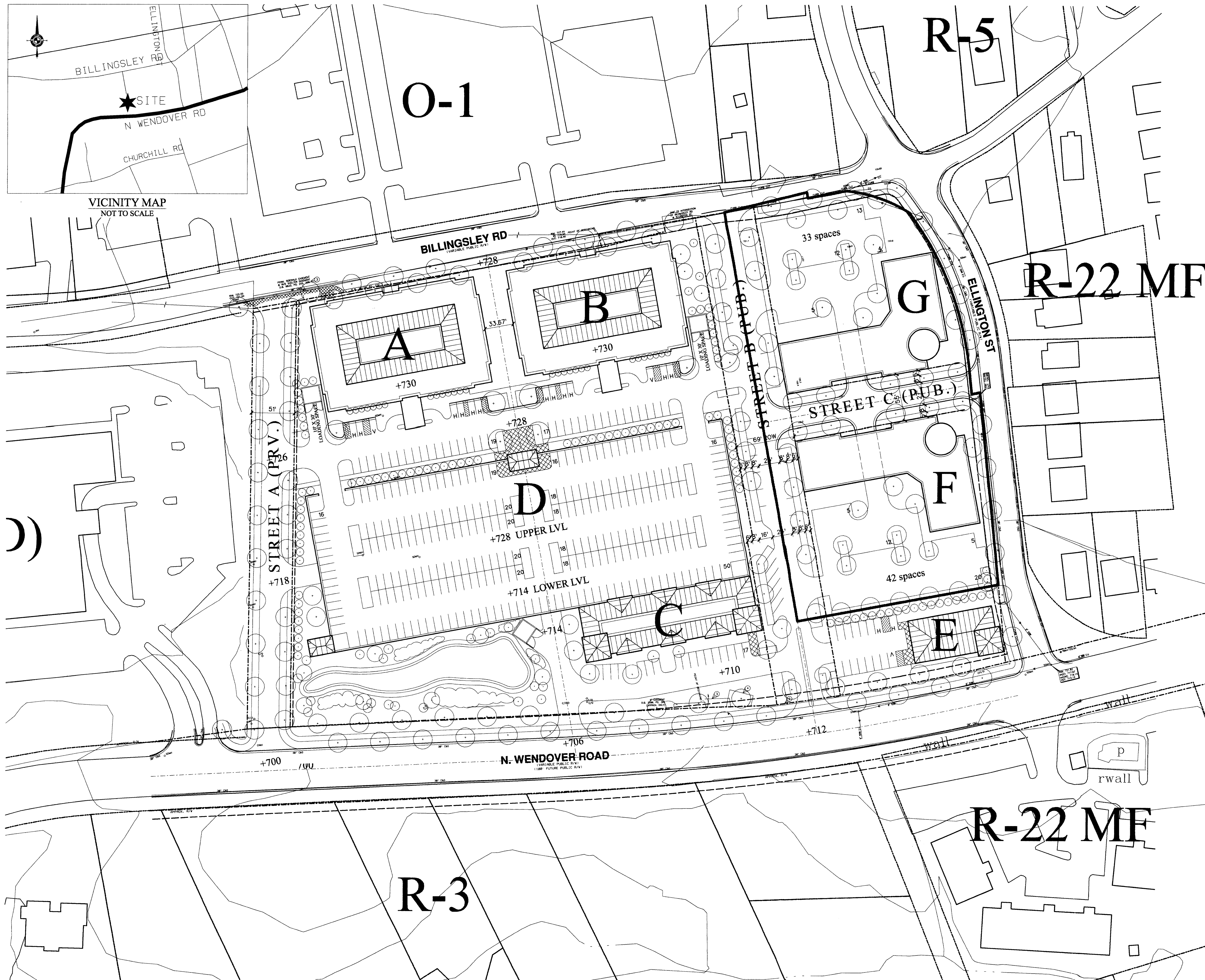
RZ-1

SOLUTIONS THROUGH LISTENING
 SERVICE BY DESIGN

STATIC



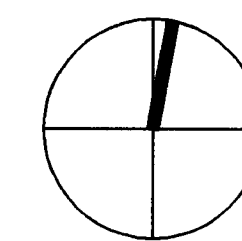
VICINITY MAP
NOT TO SCALE



SITE DATA:

Acreage: 10.69 acres
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Maximum Building Area "MUDD-O Area": Up to 130,000 square feet
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ILLUSTRATIVE SITE PLAN



25' 0 50' 100' 150'
SCALE: 1" = 50'-0"

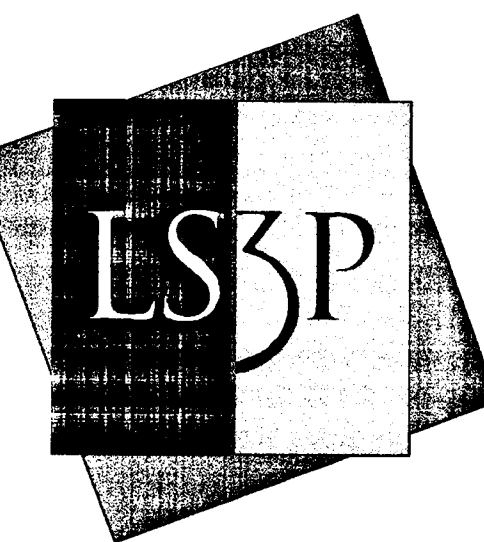
LEGEND:

- A. OFFICE
- B. OFFICE
- C. OFFICE
- D. STRUCTURED PARKING
- E. OFFICE / RETAIL
- F. RESIDENTIAL
- G. RESIDENTIAL

WENDOVER/
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MAY 19, 2008

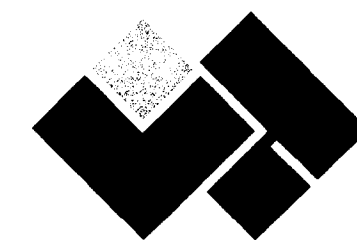
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DATE: 02/22/08
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SCHEMATIC SITE PLAN

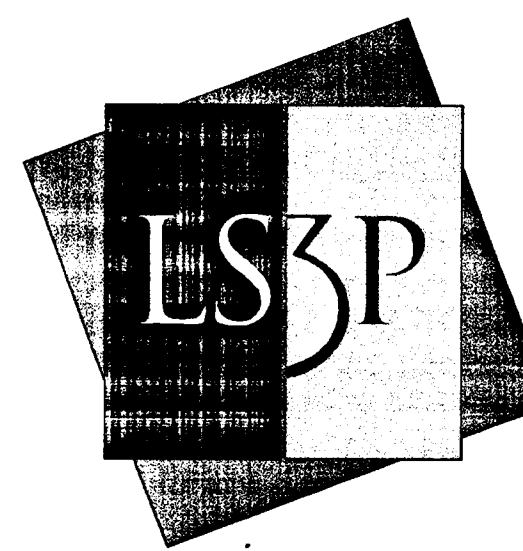
RZ-2

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

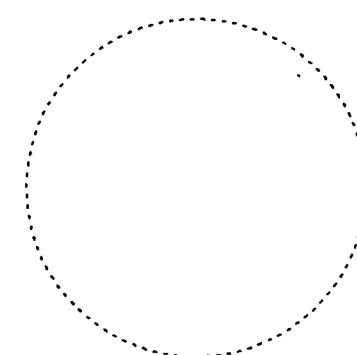
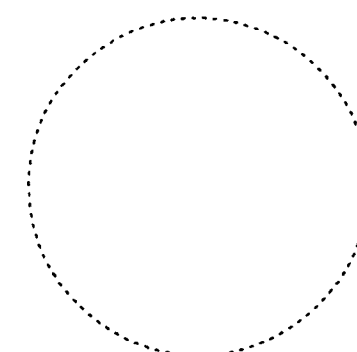
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CONCEPTUAL ELEVATION

RZ-3

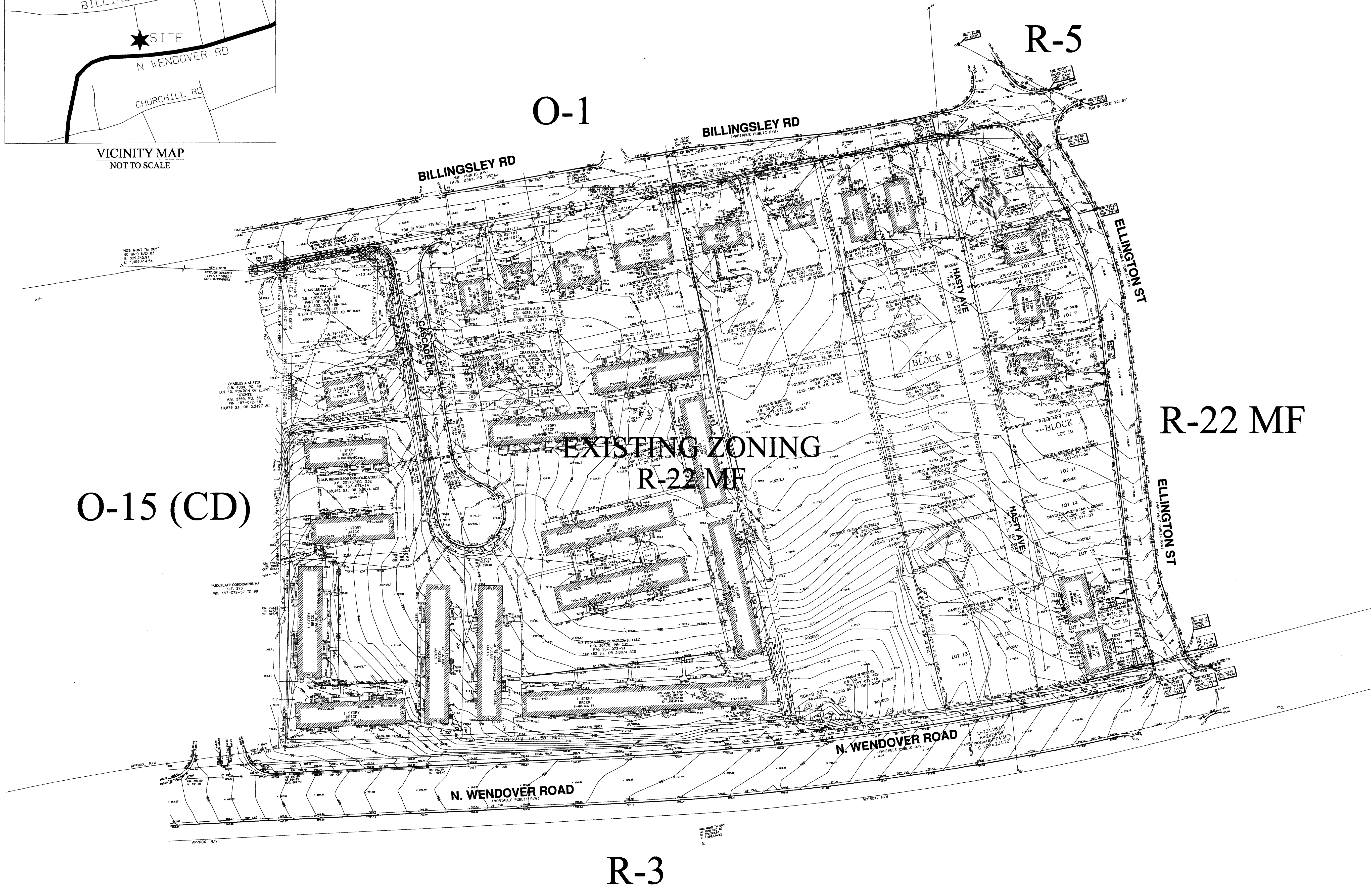
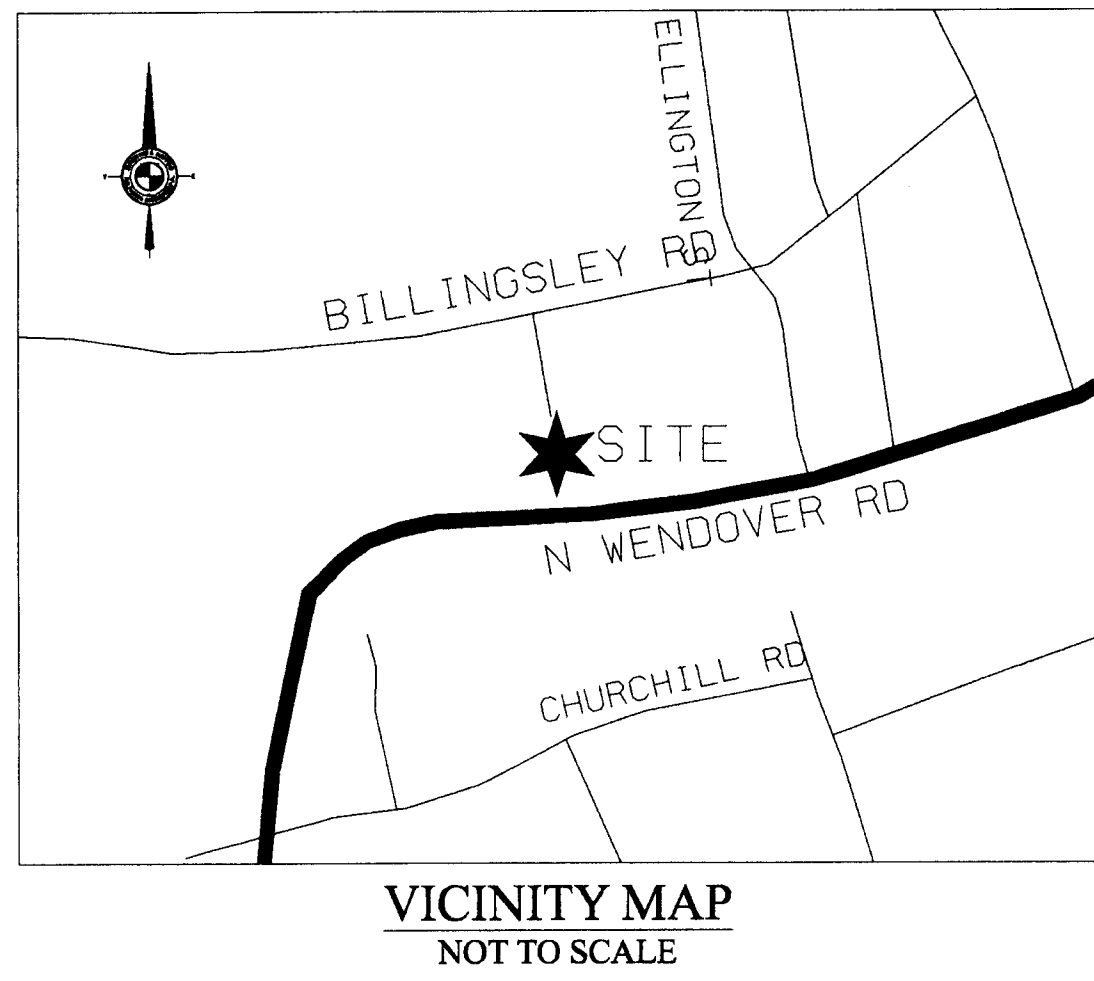
SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

STATIS

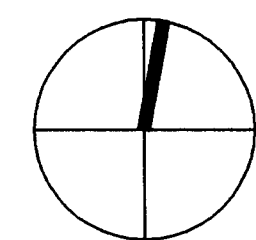


BILLINGSLEY ROAD CONCEPTUAL ELEVATION

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SCALE: 1" = 8'-0"

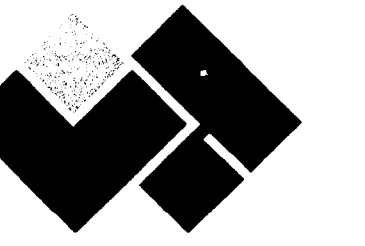


SITE SURVEY

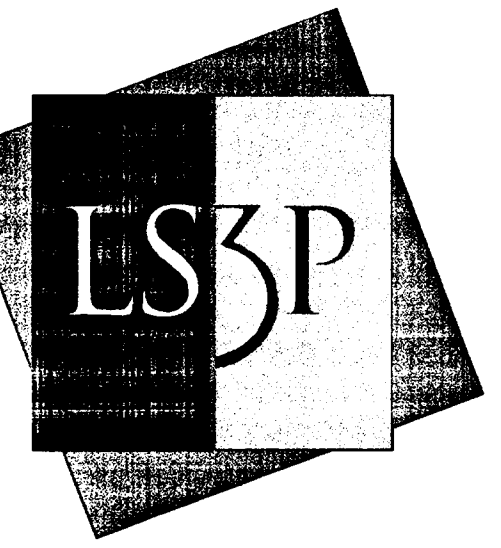


25' 0 50' 100' 150'
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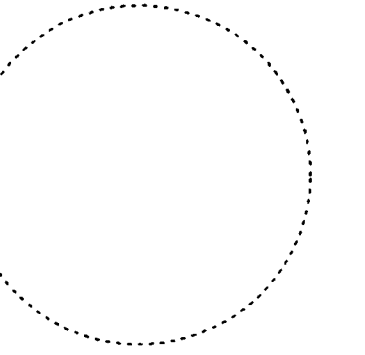
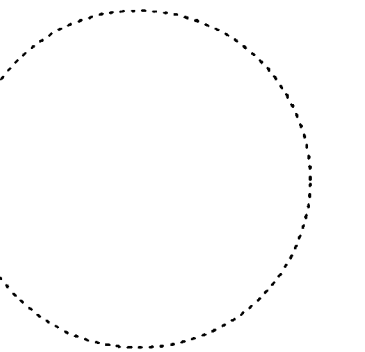
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EXISTING CONDITIONS

RZ-4

SOLUTIONS THROUGH LISTENING
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