

### SITE DATA

- ACREAGE \$2.60 (GROSS)
- EXISTING ZONING: R-3 LLW-PA, BP LLW-PA, CC LLW-PA AND O-2(CD) LLWPA BY REZONING PETITION NO. 2006-078
- PROPOSED ZONING: CC LLW-PA, CC LLWPA (SPA) AND I-1(CD) LLWPA AND 5 YEAR VESTED RIGHT PER SECTION 1.110 OF THE ORDINANCE
- PROPOSED USES: A COMBINATION OF GENERAL AND MEDICAL OFFICE USES AS WELL AS RETAIL, RESTAURANT AND PERSONAL SERVICE USES, HOTEL USES AND INDUSTRIAL FLEX SPACE AS MORE SPECIFICALLY DESCRIBED BELOW.

#### A. GENERAL PROVISIONS:

- THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY STEELE CREEK 1997, LP (THE "PETITIONER" OR "DEVELOPER") TO ACCOMMODATE DEVELOPMENT OF A CORPORATE OFFICE PARK OF LIGHT MANUFACTURING, SUPPORT RETAIL, PERSONAL SERVICE, HOTEL AND RESTAURANT USES IN A PEDESTRIAN-FRIENDLY DEVELOPMENT PATTERN TO BE KNOWN AS STEELE CREEK CORPORATE PARK ON AN APPROXIMATELY 82.60 ACRE SITE GENERALLY LOCATED BETWEEN STEELE CREEK ROAD, DIXIE RIVER ROAD, NEW DIXIE RIVER ROAD AND I-485 (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 IN EXISTENCE AT THE TIME OF APPROVAL OF THIS PETITION (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE COMMERCIAL CENTER (CC) AND THE LIGHT INDUSTRIAL DISTRICT (I-1) ZONING CLASSIFICATIONS, AS APPLICABLE, SHALL GOVERN DEVELOPMENT TAKING PLACE ON THOSE PORTIONS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET.

CONSEQUENTLY, EXCEPT AS OTHERWISE EXPRESSLY SPECIFIED ON THE TECHNICAL DATA SHEET AND IN THESE DEVELOPMENT STANDARDS, THE ULTIMATE LAYOUT OF THE DEVELOPMENT PROPOSED, THE EXACT ALIGNMENTS OF STREETS AND POINTS OF ACCESS, THE NUMBERS, THE SIZE, CONFIGURATION AND PLACEMENTS OF BUILDINGS AND PARKING AREAS, AND THE DEPICTION OF SUCH ELEMENTS ON THE SITE PLAN ARE PRELIMINARY GRAPHIC REPRESENTATIONS OF THE TYPES AND QUALITY OF DEVELOPMENT PROPOSED. THEY MAY, THEREFORE, BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES SUBJECT TO THE ACCOMPANYING DEVELOPMENT STANDARDS AND SECTION 6.206 (2) OF THE ORDINANCE. PARKING LAYOUTS FOR SURFACE AND STRUCTURED 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. SIDEWALKS GENERALLY DEPICTED ON THE SITE PLAN ARE INTENDED TO REFLECT THE GENERAL PEDESTRIAN CIRCULATION FOR THE SITE BUT THE SPECIFIC LOCATIONS OF SUCH SIDEWALKS MAY BE SUBJECT TO MINOR VARIATIONS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT GENERALLY DEPICTED ON THE SITE PLAN.

#### B. PERMITTED USES AND BUILDING AREA RESTRICTIONS:

- THIS PROPOSAL IS INTENDED TO ACCOMMODATE A MIX OF USES, INCLUDING OFFICE, RETAIL/RESTAURANT, PERSONAL SERVICES, HOTEL AND INDUSTRIAL FLEX SPACE USES AS WELL AS ASSOCIATED SURFACE AND STRUCTURED PARKING FACILITIES, AND ACCESSORY USES AND STRUCTURES ALLOWED IN THE CC AND I-1 ZONING DISTRICT, AS APPLICABLE. THESE USES WILL BE PLACED ON THE SITE IN SUCH A WAY AS TO BE CONNECTED BY PUBLIC AND PRIVATE STREETS, OPEN SPACE, AND PEDESTRIAN FEATURES.
- FOR EASE OF REFERENCE, THE REZONING PLAN SETS FORTH FOUR (4) PARCELS AS GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET AS PARCELS A, B, C AND D (EACH "PARCEL" OR "COMPONENT"; AND COLLECTIVELY THE "PARCELS" OR "COMPONENTS").
- IT IS UNDERSTOOD THAT THE COMMON BOUNDARIES BETWEEN EACH OF THE PARCELS (AND THE RIGHTS AND RESTRICTIONS PERTAINING TO ALL SUCH PARCELS) MAY BE ADJUSTED UPON THE MUTUAL AGREEMENT OF THE OWNERS OF SUCH PARCELS, SUBJECT TO THE APPROVAL OF THE PLANNING DIRECTOR. THE ZONING BOUNDARIES INDICATED MAY NOT SHIFT AND WILL BE MAINTAINED, UNLESS AMENDED AS ALLOWED FOR BY CHAPTER SIX (6) OF THE ORDINANCE.
- THE FOLLOWING USES WILL BE PERMITTED ON PARCEL A SUBJECT TO THE FOLLOWING LIMITATIONS:

- PARCEL A WILL BE ZONED CC.
- RETAIL AND/OR RESTAURANTS WITH AND WITHOUT A DRIVE THROUGH WINDOWS AND A GAS STATION CONVENIENCE STORE.
- UP TO 20,000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED BELOW WILL BE ALLOWED ON PARCEL A.
- UP TO TWO (2) PRINCIPAL BUILDINGS MAY BE CONSTRUCTED ON THIS PARCEL.
- TWO (2) USES WITH DRIVE-THROUGH WINDOWS WILL BE ALLOWED ON THIS PARCEL. ONLY ONE RESTAURANT WITH A DRIVE THROUGH WINDOW WILL BE ALLOWED.
- A GAS STATION CONVENIENCE STORE MAY BE SUBSTITUTED FOR ONE OF THE USES WITH A DRIVE THROUGH WINDOW.
- ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE USES IN THE CC ZONING DISTRICT.

FOR PURPOSES OF THE DEVELOPMENT LIMITATIONS SET FORTH ABOVE, THE TERM "GROSS FLOOR AREA" OR "GFA" MEANS THE GROSS HORIZONTAL AREAS OF EACH FLOOR OF A PRINCIPAL BUILDING, AND ANY ACCESSORY BUILDINGS OR STRUCTURES 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 OR RELATED ACCESS AREAS USED FOR BUILDING AND EQUIPMENT ACCESS (SUCH AS STAIRS, ELEVATOR SHAFTS AND MAINTENANCE CRAWL SPACES) PROVIDED AREAS DEVOTED TO OUTDOOR DINING ARE NOT INTENDED TO BE INCLUDED IN THE CALCULATION OF GROSS FLOOR AREA (BUT ANY SUCH OUTDOOR DINING AREAS SHALL BE CONSIDERED FOR PARKING PURPOSES).

- THE FOLLOWING USES WILL BE PERMITTED ON AND ALLOCATED TO PARCEL B, SUBJECT TO THE FOLLOWING LIMITATIONS:

- PARCEL B WILL BE ZONED CC.
- GENERAL AND MEDICAL OFFICE, RETAIL, RESTAURANT, PERSONAL SERVICES, CIVIC AND INDOOR RECREATIONAL USES.
- UP TO 55,000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED ABOVE WILL BE ALLOWED ON PARCEL B.
- NOTWITHSTANDING THE NUMBERS OF BUILDINGS SHOWN ON SCHEMATIC SITE PLAN, UP TO FIVE (5) PRINCIPAL BUILDINGS MAY BE CONSTRUCTED ON PARCEL B.
- ONE BANK WITH ACCESSORY DRIVE THROUGH WINDOWS WILL BE ALLOWED ON PARCEL B.
- A HOTEL WITH UP TO 120 ROOMS WILL BE ALLOWED ON PARCEL B. IF A HOTEL IS CONSTRUCTED ON PARCEL B THE AMOUNT OF ALLOWED SQUARE FOOTAGE WILL BE REDUCED BY 75,000 SQUARE FEET.
- ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE USES IN THE CC ZONING DISTRICT. DRIVE THROUGH WINDOWS ASSOCIATED WITH A BANK WILL BE ALLOWED. OTHER USES WITH ACCESSORY DRIVE THROUGH WINDOWS WILL NOT BE ALLOWED.

- THE FOLLOWING USES WILL BE PERMITTED ON AND ALLOCATED TO PARCEL C, SUBJECT TO THE FOLLOWING LIMITATIONS:

- PARCEL C WILL BE ZONED CC.
- GENERAL AND MEDICAL OFFICE, RETAIL, RESTAURANT, PERSONAL SERVICES, CIVIC AND INDOOR RECREATIONAL USES.
- UP TO 620,000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED ABOVE WILL BE ALLOWED ON PARCEL C.
- NOTWITHSTANDING THE NUMBERS OF BUILDINGS SHOWN ON SCHEMATIC SITE PLAN, UP TO 15 PRINCIPAL BUILDINGS MAY BE CONSTRUCTED ON PARCEL C.
- OF THE TOTAL ALLOWED SQUARE FOOTAGE 10,000 SQUARE FEET MAY BE UTILIZED FOR A FREE STANDING BUILDING THAT MAY CONTAIN ONE OR MORE OF THE FOLLOWING USES: RESTAURANTS, PERSONAL SERVICES AND RETAIL USES. ALL OTHER NON OFFICE USES INCLUDING ANY ADDITIONAL, RETAIL, PERSONAL SERVICE AND RESTAURANT USES MUST BE INTEGRATED INTO MULTI-STORY OFFICE BUILDINGS THAT CONTAIN AT LEAST 50,000 SQUARE FEET.
- ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE USES IN THE CC ZONING DISTRICT. USES WITH DRIVE THROUGH WINDOWS WILL NOT BE ALLOWED.

- THE FOLLOWING USES WILL BE PERMITTED ON AND ALLOCATED TO PARCEL D, SUBJECT TO THE FOLLOWING LIMITATIONS:

- PARCEL D WILL BE ZONED I-1(CD).
- LIGHT MANUFACTURING WITH ASSOCIATED WAREHOUSE AND DISTRIBUTION SPACE, RETAIL, RESTAURANTS, PERSONAL SERVICES AND GENERAL AND MEDICAL OFFICE USES.
- UP TO 40,000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED ABOVE WILL BE ALLOWED ON PARCEL D.
- NOTWITHSTANDING THE NUMBERS OF BUILDINGS SHOWN ON SCHEMATIC SITE PLAN UP TO SIX (6) PRINCIPAL BUILDINGS MAY BE CONSTRUCTED ON PARCEL D.
- ACCESSORY USES AND STRUCTURES ASSOCIATED WITH THE ALLOWED PRINCIPLE USES IN THE I-1 ZONING DISTRICT. USES WITH DRIVE THROUGH USES WILL NOT BE ALLOWED.

#### C. ACCESS POINTS:

- THE TOTAL NUMBER OF INGRESS/EGRESS POINTS TO THE SITE FROM THE EXISTING AND PROPOSED THOROUGHFARES THAT ABUT THE SITE SHALL BE LIMITED TO THE NUMBER SHOWN ON THE TECHNICAL DATA SHEET. THE EXACT LOCATIONS MAY VARY SOMEWHAT FROM THOSE DEPICTED BASED UPON FINAL DESIGN AND LOCALATIONAL REQUIREMENTS AS REGULATED BY CDOT AND NCDOT.
- THE TOTAL NUMBER OF INGRESS/EGRESS POINTS INDICATED ALONG THE INTERNAL, PUBLIC AND PRIVATE STREETS ON THE TECHNICAL DATA SHEET ARE FOR ILLUSTRATIVE PURPOSES AND DO NOT LIMIT THE NUMBER OF ACCESS POINTS THAT MAY BE PROVIDED ALONG THE INTERNAL, PUBLIC AND PRIVATE STREETS. CONSEQUENTLY, THE NUMBER AND PLACEMENT OF ACCESS POINTS ALONG THE SITES INTERNAL STREETS MAY BE MODIFIED BY THE PETITIONER AS LONG AS THE FINAL DESIGN AND LOCALATIONAL REQUIREMENTS MEET THE REQUIREMENTS OF CDOT AND NCDOT.

- STREETS WITHIN THE SITE WILL BE EITHER PUBLIC OR PRIVATE AS INDICATED ON THE TECHNICAL DATA SHEET. REGARDLESS OF WHETHER THE INTERNAL STREETS ARE PUBLIC OR PRIVATE, THEY SHALL BE OPEN AND ACCESSIBLE TO THE PUBLIC. THIS DOES NOT PRECLUDE THE PETITIONER FROM TEMPORARILY CLOSING A PRIVATE STREET FOR, BUT NOT LIMITED TO, SPECIAL EVENTS, FARMERS MARKETS, FESTIVALS, CONCERTS, BLOCK PARTIES OR OTHER SIMILAR EVENTS.

#### D. ROADWAY IMPROVEMENTS AND PHASING:

- THE PETITIONER WILL MAKE THE FOLLOWING ROADWAY IMPROVEMENTS:

(TO BE DETERMINED - TIA IN PROCESS OF SUBMITTAL)

#### E. ARCHITECTURAL STANDARDS:

- THE PRINCIPLE BUILDING MATERIALS WILL BE BRICK OR STONE INCLUDING SIMULATED STONE, PRE-CAST STONE AND PRE-CAST CONCRETE. AT LEAST 80% OF EACH BUILDING FACADE EXCLUSIVE OF WINDOWS, DOORS AND ROOFS WILL BE CONSTRUCTED OF BRICK, STONE, SIMULATED STONE, PRE-CAST STONE OR PRE-CAST CONCRETE. STUCCO OR EIFS ACCENTS WILL BE ALLOWED. NO VINYL SIDING SHALL BE USED ON THE SITE EXCEPT THAT VINYL MAY BE USED ON SOFFITS, WINDOWS, AND RAILS OF PATIOS AND STAIRS.

- ALL DUMPSTER AND RECYCLING AREAS WILL BE ENCLOSED BY A SOLID WALL WITH ONE SIDE BEING A DECORATIVE WOODEN GATE. THE SOLID WALL WILL UTILIZE BUILDING MATERIALS SIMILAR TO OR IDENTICAL TO THE BUILDING MATERIALS USED ON THE ADJOINING BUILDINGS. 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.

#### F. LANDSCAPING, BUFFERING, SCREENING REQUIREMENTS:

- BUFFERS AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED AS INDICATED ON THE TECHNICAL DATA SHEET. THE PETITIONER RESERVES THE RIGHT TO REDUCE ANY OF THESE REQUIRED BUFFERS AS ALLOWED BY THE ORDINANCE. IN ADDITION IF A BUFFER IS NO LONGER REQUIRED BY THE ORDINANCE THE PETITIONER WILL NO LONGER BE REQUIRED TO PROVIDE THE BUFFERS INDICATED ON THE TECHNICAL DATA SHEET, AND MAY AT THE PETITIONER'S OPTION REDUCE, MODIFY OR ELIMINATE THE BUFFER.

- SCREENING WILL CONFORM TO THE APPLICABLE STANDARDS OF THE ORDINANCE.
- LANDSCAPING SHALL SATISFY THE REQUIREMENTS OF THE ORDINANCE FOR THE CC AND I-1 ZONING DISTRICTS, AS APPLICABLE, AND THE CITY OF CHARLOTTE TREE ORDINANCE.

- WITHIN THE 35 FOOT SETBACK OF PARCEL D THE PETITIONER WILL PROVIDE ENHANCED LANDSCAPE MATERIALS THAT WILL CREATE AN ATTRACTIVE SETBACK THAT SCREENS THE PARKING AREA LOCATED BETWEEN THE BUILDINGS AND NEW AND EXISTING DIXIE RIVER ROAD.

- ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.
- ALL LOADING AREAS AND SERVICE AREAS WILL BE SCREENED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINANCE.

#### G. SETBACKS/REQUIRED YARDS AND STREETSCAPES:

- A 35 FOOT MINIMUM SETBACK WILL BE ESTABLISHED ALONG STEELE CREEK ROAD, NEW DIXIE RIVER ROAD, AND I-485. EXCEPT FOR THE 35 FOOT SETBACK, A 50 FOOT SETBACK WILL BE PROVIDED. THESE SETBACKS WILL BE MEASURED FROM FUTURE OR EXISTING RIGHT-OF-WAY FOR EACH OF THESE ROADS WHICH EVER IS GREATEST. FUTURE RIGHT-OF-WAY WILL BE BASED ON THE CLASSIFICATION AND RIGHT-OF-WAY ESTABLISHED FOR EACH ROAD BY THE THOROUGHFARE PLAN.

- THE PETITIONER WILL PROVIDE A MINIMUM SETBACK OF 16 FEET AS MEASURED FROM THE BACK OF CURB ALONG THE INTERNAL, PUBLIC STREETS AS DEPICTED ON THE REZONING PLAN. THIS SETBACK REPRESENTS A REDUCTION OF THE REQUIRED CC SETBACKS AS ALLOWED BY THE ORDINANCE.

- A UNIMPLEMENTED SETBACKS TREATMENT WILL BE IMPLEMENTED THROUGHOUT THE SITE ALONG EXISTING AND PROPOSED PUBLIC STREETS AS DEPICTED ON THE REZONING PLAN. THE STREETScape TREATMENTS WILL INCLUDE AT A MINIMUM: (i) AN EIGHT (8) FOOT PLANNING STRIP, (ii) A SIX (6) FOOT SIDEWALK, (iii) PEDESTRIAN SCALE DECORATIVE LIGHTING AND (iv) STREET TREES. THESE PROPOSED STREETScape TREATMENTS ARE MORE SPECIFICALLY SHOWN ON SHEET RZ-2.0, SUBJECT, HOWEVER, TO ANY CONFLICTS WITH EXISTING UTILITY EASEMENTS.

- BUILDINGS, PARKING AND MANEUVERING FOR PARKING WILL NOT BE ALLOWED WITHIN THE MINIMUM PUBLIC STREET SETBACKS SPECIFIED ABOVE.

- ALONG THE PRIVATE STREETS, THE PETITIONER WILL PROVIDE A 16 FOOT BUILDING SETBACK AS MEASURED FROM THE BACK OF THE CURB IN LOCATIONS WHERE A SIDEWALK IS PROVIDED. IF A SIDEWALK IS NOT PROVIDED, A 14 FOOT BUILDING SETBACK WILL BE PROVIDED.

- ALONG THE PRIVATE STREETS WHERE A PARKING FACILITY ABUTS THE STREET, THE PETITIONER WILL PROVIDE A FIVE (5) FOOT SIDEWALK, AN EIGHT (8) FOOT PLANTING STRIP AND A SEVEN (7) FOOT SCREEN PLANTING STRIP (BUT SUCH PLANTING STRIP WILL ONLY BE FIVE (5) FEET IF A WHEEL STOP IS PROVIDED). ALONG PRIVATE STREETS WHERE A SIDEWALK IS NOT PROVIDED, THE PETITIONER WILL PROVIDE A 10 FOOT PLANTING STRIP IN LOCATIONS WHERE A PARKING FACILITY ABUTS THE STREET. THIS PLANTING STRIP WILL ACCOMMODATE A STREET TREE AND SCREEN PLANTINGS (BUT SUCH PLANTING STRIP WILL ONLY BE EIGHT (8) FEET IF A WHEEL STOP IS PROVIDED). PEDESTRIAN SCALE DECORATIVE LIGHTING WILL ALSO BE PROVIDED ALONG INTERNAL PRIVATE STREETS.

- OTHER REQUIRED SIDE AND REAR YARDS WILL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.

- ALONG I-485 THE STREETScape WILL CONSIST OF A WELL LANDSCAPED SETBACK WITH ADDITIONAL STREET TREES AND PRESERVED NATURAL AREAS.

- THE PETITIONER RESERVES THE RIGHT TO SUBSTITUTE A BIO-SWALE/RAIN GARDEN FOR THE TYPICAL EIGHT (8) FOOT PLANTING STRIP ALONG BOTH SIDES OF ANY OF THE PROPOSED PRIVATE STREETS. THE PETITIONER WILL CONSULT WITH CITY ENGINEERING STORM WATER SERVICES ON THE DESIGN OF THE PROPOSED BIO-SWALE/RAIN GARDEN DURING THE LAND DEVELOPMENT REVIEW PROCESS.

- SIDEWALK AND PLANTING STRIPS ALONG INTERNAL STREETS MAY BE INSTALLED IN PHASES IN ASSOCIATION WITH NEARBY DEVELOPMENT AND AS THE PROJECT DEVELOPS.

#### H. MAXIMUM BUILDING HEIGHT:

- BUILDINGS LOCATED WITHIN EACH PARCEL WILL MEET THE MAXIMUM HEIGHT REQUIREMENTS OF THE CC AND I-1 ZONING DISTRICTS, AS APPLICABLE TO SUCH PARCEL. BUILDING HEIGHT WILL BE MEASURED AS DEFINED IN THE ORDINANCE.

#### I. OPEN SPACE AND NATURAL AREA (PCCO):

- AN IMPROVED OPEN SPACE CONTAINING AT LEAST 40 ACRES WILL BE PROVIDED ON A PORTION OF PARCEL C. THIS OPEN SPACE AREA WILL BE OPEN SPACE, MEADOWS, WALKING PATHS, LANDSCAPE AREAS AND/OR WALKING PATHS. A WATER QUALITY STORM WATER DETENTION FEATURE MAY BE PART OF THE OPEN SPACE IMPROVEMENTS. IF LOCATED IN THE OPEN SPACE, THE WATER QUALITY STORM WATER FEATURE WILL BE DESIGNED AS A WET POND.

- THE PETITIONER SHALL MAKE GOOD FAITH DILIGENT EFFORTS TO SAVE THE EXISTING TREES LOCATED WITHIN THE NATURAL AREAS IDENTIFIED ON THE TECHNICAL DATA SHEET. ADDITIONAL NATURAL AREAS, TO THE EXTENT REQUIRED BY THE ORDINANCE, WILL BE IDENTIFIED DURING THE DESIGN DEVELOPMENT PHASES OF THE PROJECT.

#### J. PARKING:

- PARKING MAY BE PROVIDED BY WAY OF SURFACE OR STRUCTURED PARKING FACILITIES LOCATED ON THE SITE, SUBJECT TO COMPLIANCE WITH THE MINIMUM PARKING RATIO REQUIREMENTS FOR RETAIL AND/OR RESTAURANT, RESIDENTIAL OFFICE, CIVIC AND OTHER NON-RESIDENTIAL USES AS SET FORTH IN THE ORDINANCE. PARALLEL AND ANGLED PARKING MAY BE PROVIDED ALONG INTERNAL PUBLIC AND PRIVATE STREETS AS INDICATED ON ACCOMPANYING CROSS-SECTIONS.

- PARKING FOR USES LOCATED IN PARCEL C MAY BE LOCATED WITHIN PARCEL D. CONVERSELY PARKING FOR USES LOCATED WITHIN PARCEL D MAY BE LOCATED WITHIN PARCEL C SUBJECT TO THE REQUIREMENTS OF THE ORDINANCE.

- OFF-STREET BICYCLE PARKING WILL BE PROVIDED WHICH MEETS OR EXCEEDS THE RATIO REQUIREMENTS OF THE ORDINANCE.

#### K. LIGHTING:

- AS THE PROJECT DEVELOPS, PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED ALONG BOTH INTERIOR STREETS AND STREETS THAT BORDER THE SITE.

- ALL FREESTANDING LIGHTING AND ALL EXTERIOR LIGHTING ON BUILDINGS WILL BE FULLY SHIELDED AND ROLL-CUT OFF-TYPE FIXTURES DOWNWARDLY DIRECTED. NO WALL "TAK" TYPE LIGHTING SHALL BE USED, BUT ATTACHED DECORATIVE LIGHTING FIXTURES SUCH AS SCONCES MAY BE USED. THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURES, INCLUDING ITS BASE, SHALL NOT EXCEED 25 FEET.

#### L. SIGNS:

- FOR THE PURPOSE OF SIGNAGE REQUIREMENTS UNDER THE ORDINANCE, PARCELS A AND B WILL BE TREATED TOGETHER AS A MULTI-TENANT PROPERTY (I.E. SHOPPING CENTER). THIS WILL ALLOW THE PETITIONER TO CONSTRUCT ONE SHOPPING CENTER IDENTIFICATION OR BUSINESS SIGN UP TO 128 SQUARE FEET IN SIZE AND 30 FEET HIGH PER STREET FRONT. IN ADDITION EACH FREE STANDING USE WILL BE ALLOWED ON GROUND MOUNTED IDENTIFICATION SIGNS UP TO 50 SQUARE FEET IN SIZE AND FOUR (4) FEET HIGH.

- FOR THE PURPOSE OF SIGNAGE REQUIREMENTS UNDER THE ORDINANCE, PARCELS C AND D WILL BE TREATED TOGETHER AS AN OFFICE PARK. SIGNAGE WILL BE ALLOWED AS PRESCRIBED FOR OFFICE PARK DEVELOPMENT IN SECTION 13.109.2(D) AND 13.109.2(B) OF THE ORDINANCE. THIS WILL ALLOW THE PETITIONER TO CONSTRUCT IDENTIFICATION AND DIRECTORY SIGNS A MINIMUM OF ONE (1) DETACHED IDENTIFICATION SIGN AND ONE DETACHED DIRECTORY SIGN WILL BE ALLOWED PER STREET FRONT. IDENTIFICATION SIGNS WILL BE A MAXIMUM OF 50 SQUARE FEET IN SIZE AND DIRECTORY SIGNS WILL BE A MAXIMUM OF 24 SQUARE FEET IN SIZE WITH A MAXIMUM HEIGHT OF SEVEN (7) FEET. THE PETITIONER RESERVES THE RIGHT TO REQUEST AND UTILIZE THE PLANNED DEVELOPMENT FLEXIBILITY OPTION OF THE SIGN REGULATIONS. IF A PLANNED DEVELOPMENT FLEXIBILITY OPTION IS APPROVED, THE NUMBER, SIZE AND HEIGHT OF THE SIGNS MAY BE INCREASED BEYOND WHAT IS INDICATED ABOVE.

- "ON PREMISES" SIGNS WILL BE ALLOWED WITHIN EACH OF THE PARCELS. THESE IDENTIFICATION SIGNS MAY BE UP TO ONE SQUARE FOOT FOR EVERY TWO (2) LINEAR FEET OF FRONTAGE UP TO 50 SQUARE FEET IN SIZE AND UP TO SEVEN (7) FEET IN HEIGHT.

- WALL SIGNS WILL BE ALLOWED AS PRESCRIBED BY THE ORDINANCE FOR THE CC AND I-1(CD) ZONING DISTRICTS, AS APPLICABLE.

#### M. STORM WATER MANAGEMENT AND WATER QUALITY:

- DEVELOPMENT ON THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE POST CONSTRUCTION CONTROLS ORDINANCE (PCCO).

- THE SITE WILL COMPLY WITH THE REQUIREMENTS OF THE HIGH DENSITY OPTION OF THE LOWER LAKE WYLLIE WATERSHED OVERLAY DISTRICT.

- WATER QUALITY AND STORM WATER DETENTION PONDS WILL BE LOCATED THROUGHOUT THE SITE. THE LOCATION AND SIZE OF THESE STRUCTURES WILL BE DETERMINED DURING THE NEXT PHASE OF THE DEVELOPMENT PROCESS AS DETAILED ENGINEERING DRAWINGS ARE DEVELOPED. AS A RESULT THE PETITIONER RESERVES THE RIGHT TO ALLOW WATER QUALITY AND STORM WATER DETENTION PONDS LOCATED ON A PARCEL TO SERVE BUILDINGS AND USES LOCATED ON OTHER PARCELS THROUGHOUT THE SITE.

- BIORETENTION FACILITIES MAY BE LOCATED WITH THE SETBACKS AND BUFFERS ESTABLISHED ON THE TECHNICAL DATA SHEET FOR THE PURPOSE OF SATISFYING WATER QUALITY PERFORMANCE STANDARDS. BIORETENTION LANDSCAPING SHALL BE APPLIED TO SATISFY BUFFER PLANTING REQUIREMENTS ALONG THE PORTION OF THE BUFFER OCCUPIED BY THE BIORETENTION FACILITY. STORM WATER DETENTION AREAS WILL NOT BE ALLOWED WITHIN THE SETBACKS OR BUFFERS ESTABLISHED ON THE TECHNICAL DATA SHEET.

- A WATER QUALITY STORM WATER DETENTION WET POND MAY BE LOCATED WITHIN THE OPEN SPACE AREA LOCATED ON PARCEL C. IF THIS WATER QUALITY STORM WATER DETENTION AREA IS LOCATED WITHIN THE OPEN SPACE AREA IT WILL BE DESIGNED AS AN AMENITY AND FEATURE OF THE OPEN SPACE.

#### N. SOLID WASTE MANAGEMENT PLAN:

- THE PETITIONER SHALL SUBMIT TO THE MECKLENBURG COUNTY SOLID WASTE DEPARTMENT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. THE SOLID WASTE MANAGEMENT PLAN WILL INCLUDE AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ADDITIONALLY, THE SOLID WASTE MANAGEMENT PLAN WILL SPECIFY THAT ALL LAND CLEARING AND NERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. THE PLAN SHALL ALSO INCLUDE A REQUIREMENT THAT A MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF ALL FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.

#### O. MISCELLANEOUS:

- ALL NEW UTILITY LINES WILL BE PLACED UNDERGROUND AS REQUIRED BY THE ORDINANCE (SECTION 12.509).

#### P. AMENDMENTS TO REZONING PLAN:

- FUTURE AMENDMENTS TO THE TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE PARCEL OR PARCELS INVOLVED, IN ACCORDANCE WITH CHAPTER SIX OF THE ORDINANCE.

#### Q. BINDING EFFECT:

- IF THIS REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE TECHNICAL DATA SHEET SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE OWNERS (FROM TIME TO TIME) AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.

- THROUGHOUT THIS REZONING PETITION, THE TERMS "PETITIONERS", "OWNER" OR "OWNERS" SHALL, WITH RESPECT TO EACH PARCEL, WITHIN THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE, OR PORTIONS THEREOF, WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.

#### R. VESTING — G.S. §160A-385.1; SECTIONS 6.208:

- PURSUANT TO THE PROVISIONS OF SECTION 1.110 OF THE ORDINANCE AND N.C.G.S. §160A-385.1, DUE TO THE SIZE OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, THE SCOPE AND TIMING OF GOVERNMENTAL INFRASTRUCTURE IMPROVEMENTS ASSOCIATED WITH THE DEVELOPMENT, ECONOMIC CYCLES AND MARKET CONDITIONS, THIS PETITION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICT ASSOCIATED WITH THIS PETITION FOR A FIVE (5) YEAR PERIOD.

- IT IS UNDERSTOOD THAT THE PROVISIONS OF SECTION 6.208 OF THE ORDINANCE REGARDING A REVIEW OF APPROVAL OF A CONDITIONAL ZONING DISTRICT ARE INTENDED TO APPLY ONLY WITH RESPECT TO THOSE PARCELS OF THE SITE UPON WHICH NO PROGRESS HAS BEEN MADE TOWARD DEVELOPING THE APPLICABLE PARCEL(S) IN ACCORDANCE WITH THE APPROVED PETITION.

#### PARCEL 'A'

TOTAL AREA (GROSS): 4.36 AC

EXISTING ZONING: R-3 LLW-PA & O-2(CD) LLW-PA

PROPOSED ZONING: CC(SPA) LLW-PA

#### PARCEL 'B'

TOTAL AREA (GROSS): 10.51 AC

EXISTING ZONING: R-3 LLW-PA & O-2 LLW-PA

PROPOSED ZONING: CC(SPA) LLW-PA

#### PARCEL 'C'

TOTAL AREA (GROSS): 58.35 AC

EXISTING ZONING: BP LLW-PA, CC LLW-PA & R-3 LLW-PA

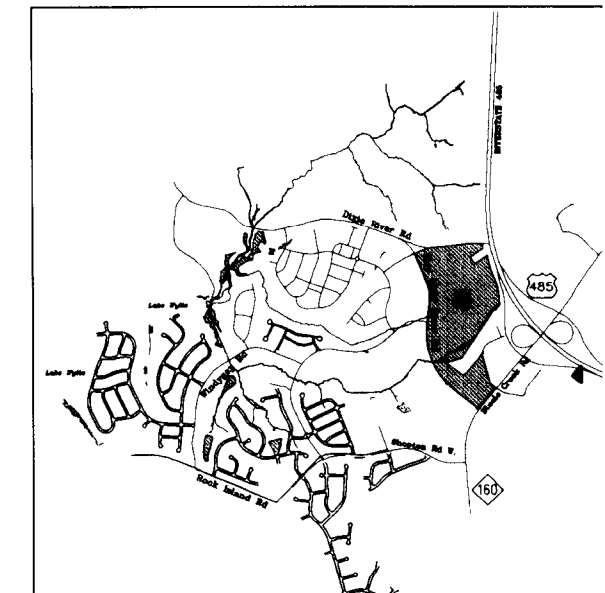
PROPOSED ZONING: CC LLW-PA & CC(SPA) LLW-PA

#### PARCEL 'D'

TOTAL AREA (GROSS): 9.38 AC

EXISTING ZONING: BP LLW-PA

PROPOSED ZONING: I-1(CD) LLW-PA



#### VICINITY MAP

#### FOR PUBLIC HEARING

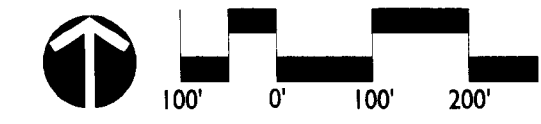
PETITION #: 2009-000  
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PETITIONER: STEELE CREEK LIMITED PARTNERSHIP

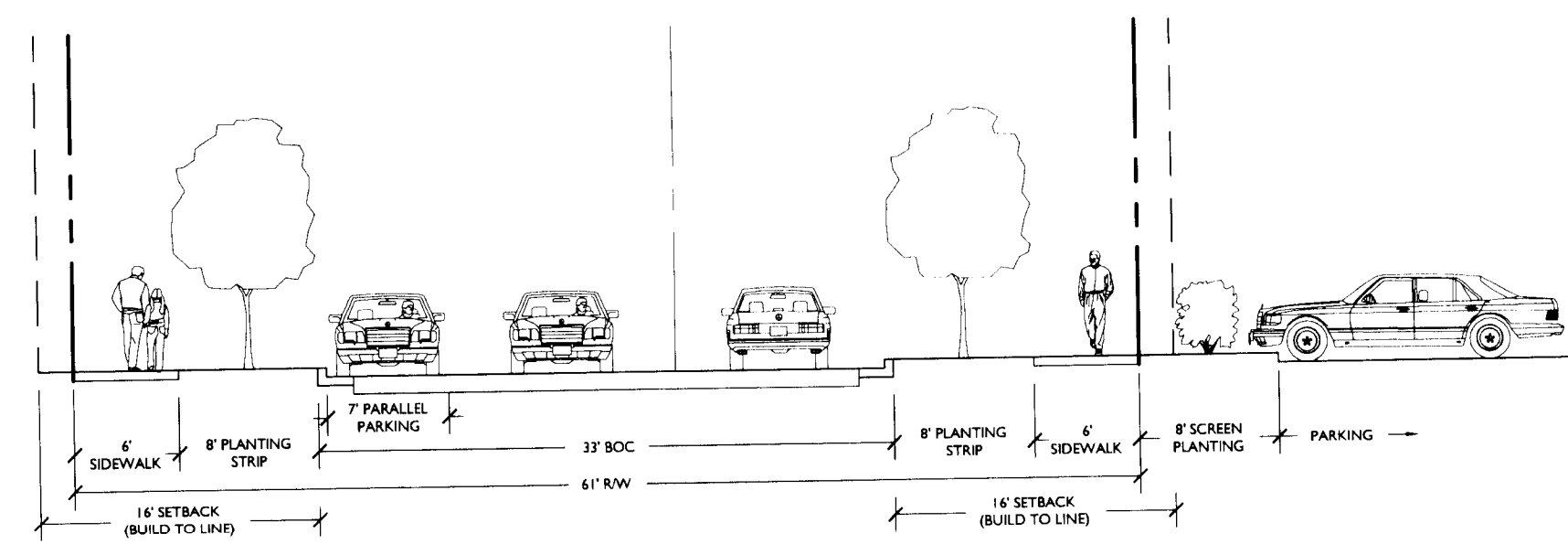
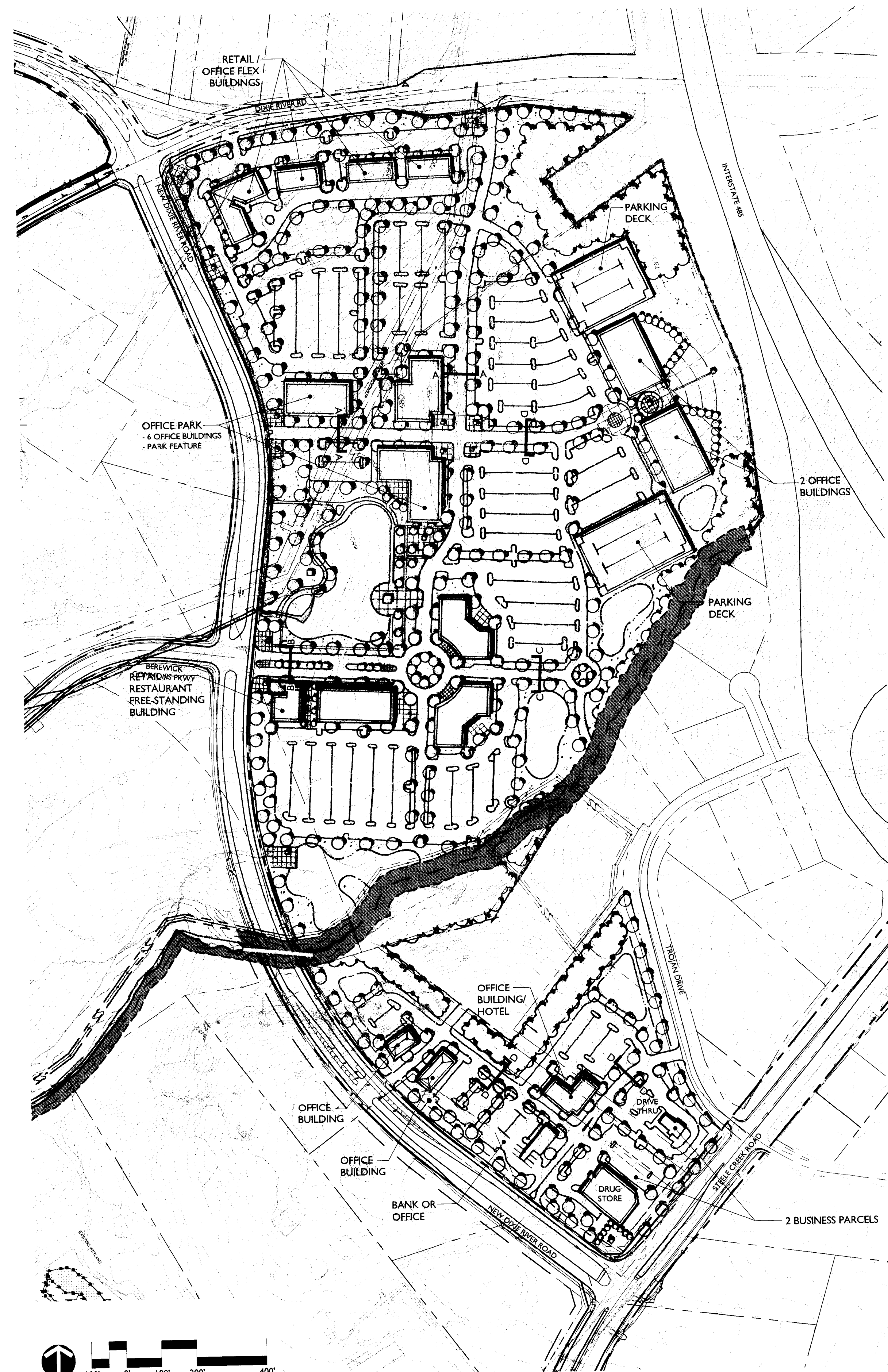
REVISIONS:

2010-011

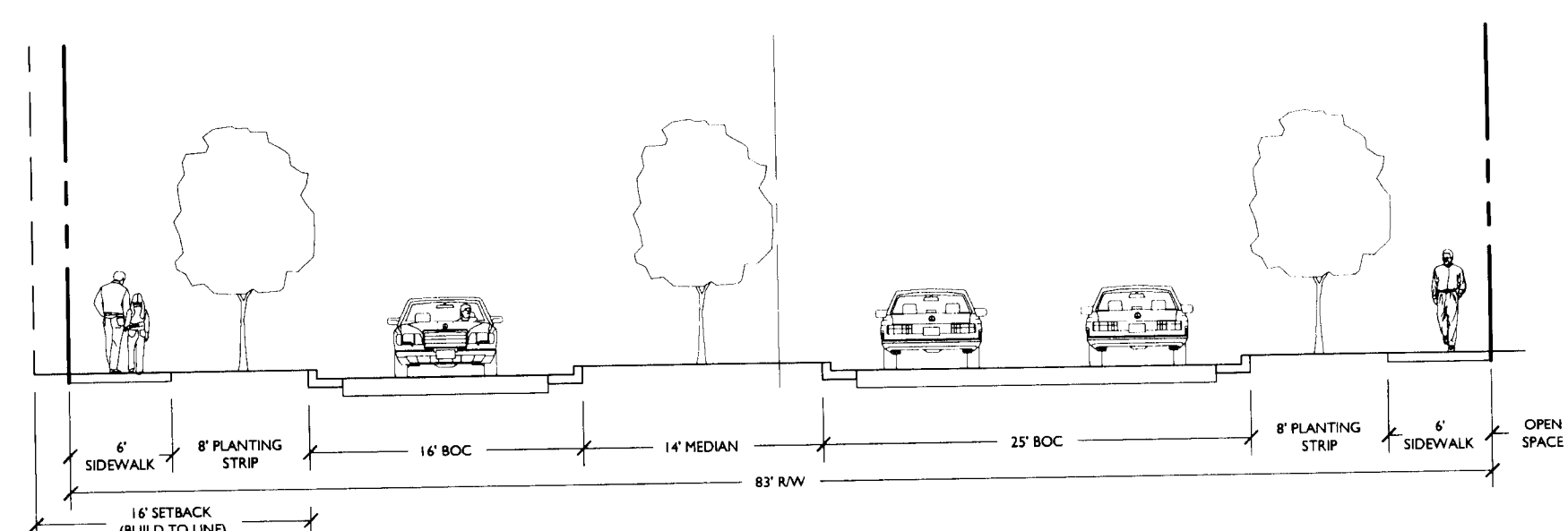
October 26, 2009



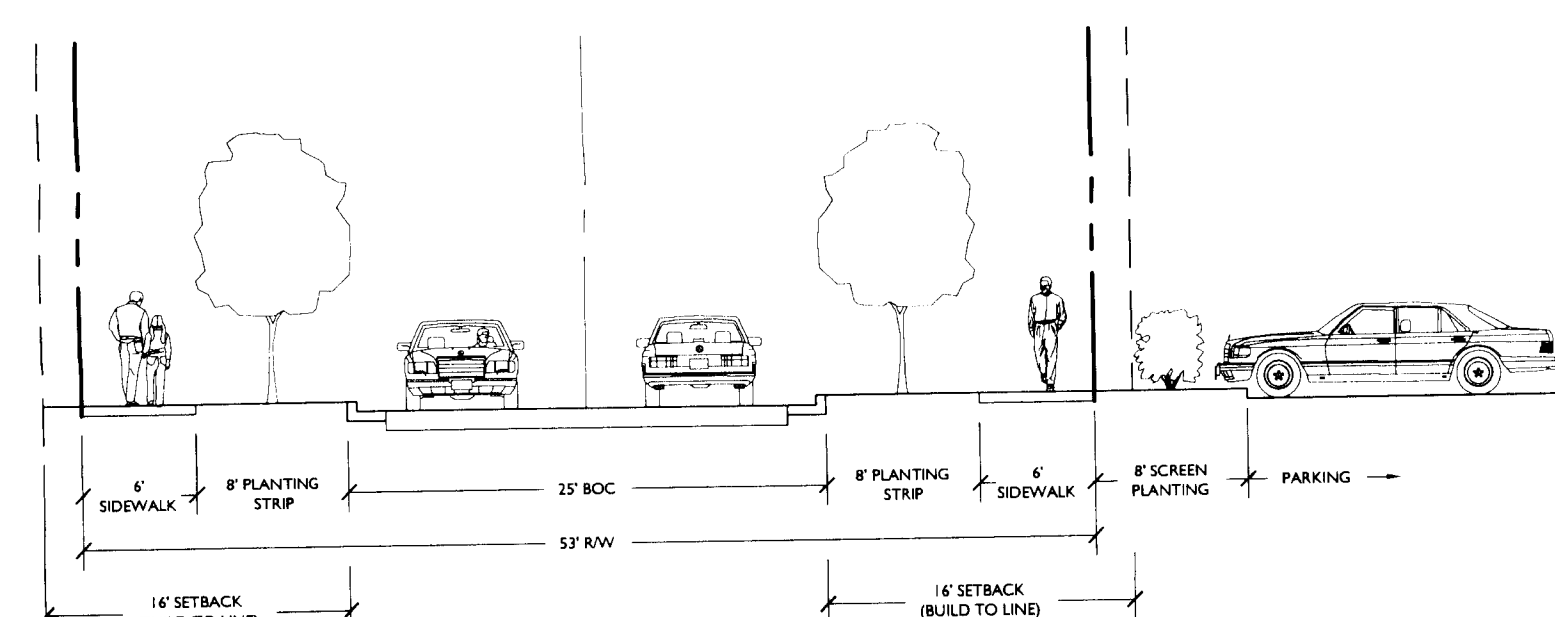




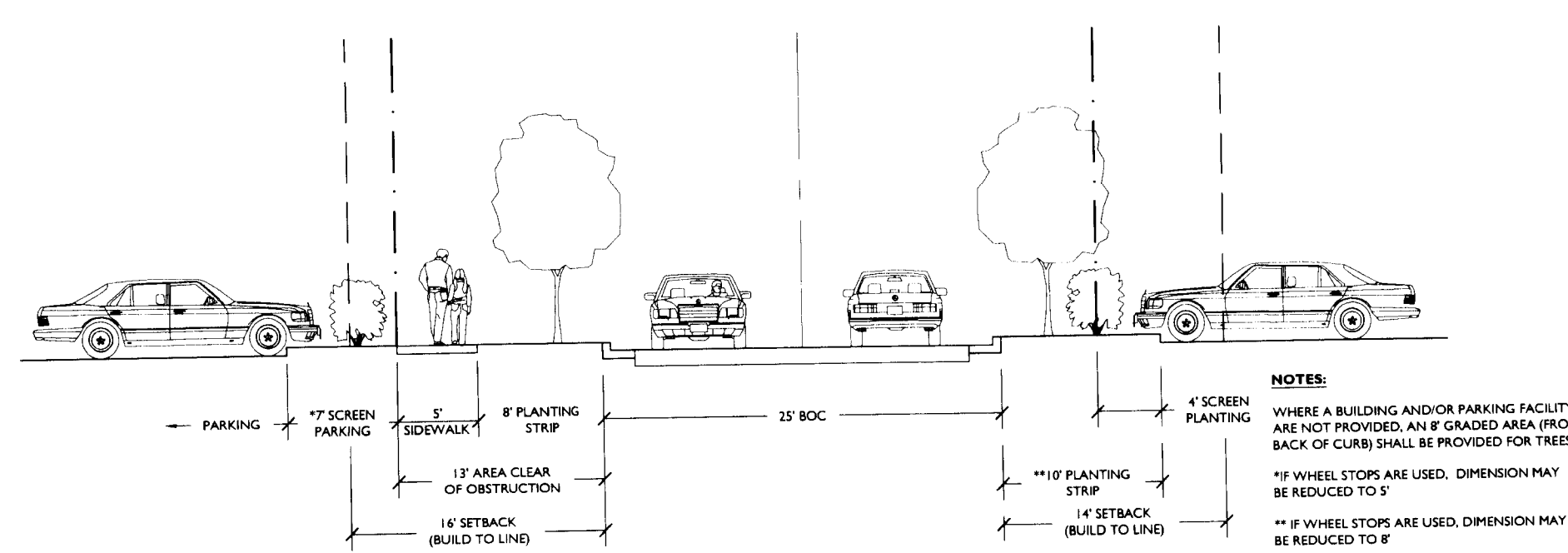
SECTION AA: PUBLIC ROAD - TYPE #1  
COMMERCIAL URBAN STREET SECTION / 16' BUILDING SETBACK FROM BACK OF CURB



SECTION BB: PUBLIC ROAD - TYPE #2  
COMMERCIAL URBAN STREET SECTION / 16' SETBACK FROM BACK OF CURB

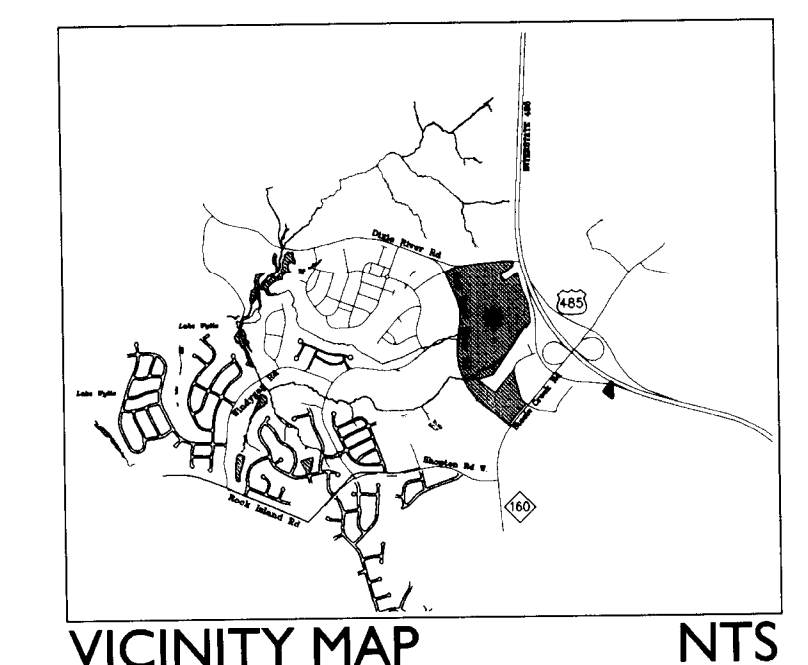
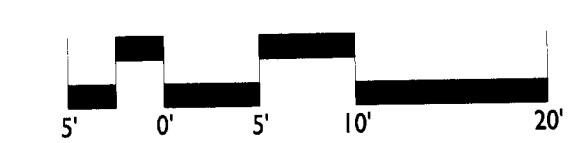


SECTION CC: PUBLIC ROAD - TYPE #3  
COMMERCIAL URBAN STREET SECTION / 16' SETBACK FROM BACK OF CURB

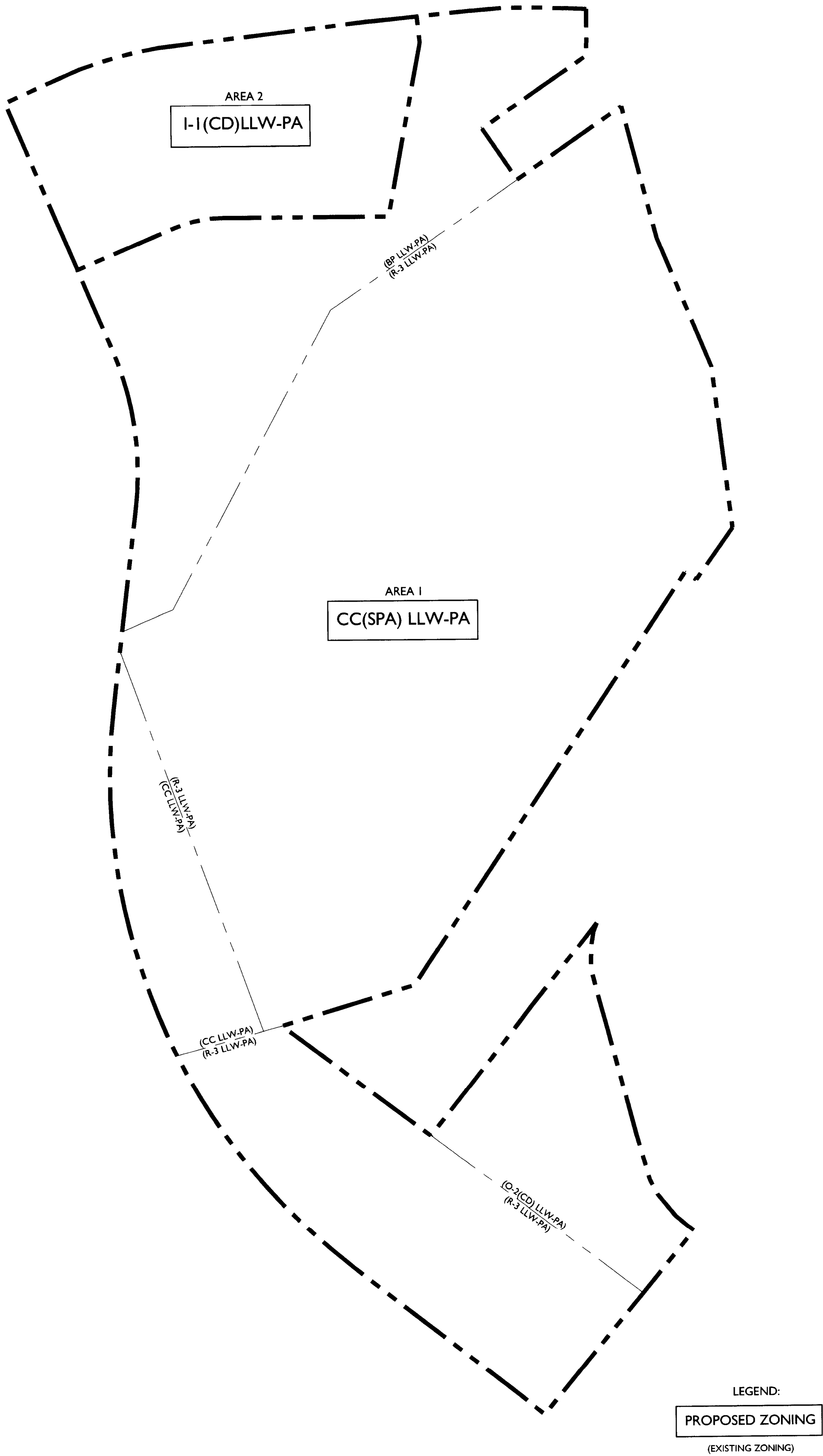


SECTION DD: PRIVATE ROAD - TYPE #4  
COMMERCIAL URBAN STREET SECTION

TYPICAL STREET SECTIONS



FOR PUBLIC HEARING  
PETITION #: 2009-000  
CITY OF CHARLOTTE  
PETITIONER: STEELE CREEK (1997)  
LIMITED PARTNERSHIP  
REVISIONS:

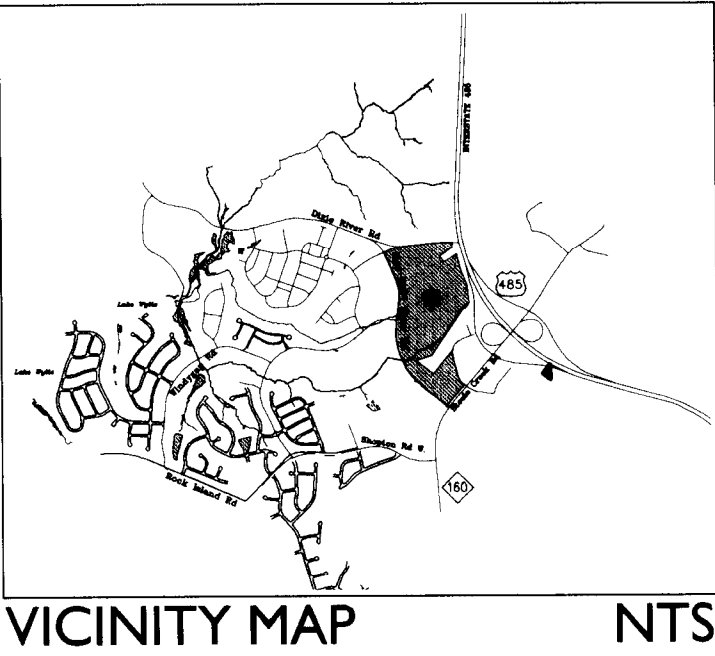


AREA 1: CC(SPA) LLW-PA

Beginning at a POINT in the centerline of New Dixie River Road; THENCE through the property of Steele Creek Limited Partnership as recorded in Deed Book 9064, page 72 and Deed Book 23039, page 631 of the Mecklenburg County Register of Deeds the following five (5) courses and distances: 1) North 67 degrees 01 minutes 48 seconds East for a distance of 258.65 feet to a point; 2) With a curve to the right having an arc length of 120.27 feet, a radius of 300.00 feet, and being subtended by a chord bearing of North 78 degrees 30 minutes 54 seconds East for a distance of 119.47 feet; 3) THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 404.12 feet to a point; 4) THENCE North 10 degrees 47 minutes 03 seconds East for a distance of 427.55 feet to a point; 5) THENCE North 05 degrees 55 minutes 11 seconds West for a distance of 64.14 feet to a point marking the centerline of Dixie River Road; THENCE with the centerline of Dixie River Road the following six (6) courses and distances: 1) North 84 degrees 04 minutes 49 seconds East for a distance of 12.50 feet to a point; 2) THENCE North 84 degrees 27 minutes 38 seconds East for a distance of 116.54 feet to a point; 3) THENCE North 85 degrees 35 minutes 32 seconds East for a distance of 81.31 feet to a point; 4) THENCE North 90 degrees 00 minutes 00 seconds East for a distance of 83.56 feet to a point; 5) THENCE South 88 degrees 08 minutes 54 seconds East for a distance of 77.36 feet to a point; 6) THENCE South 87 degrees 21 minutes 41 seconds East for a distance of 42.94 feet to a point; THENCE with the property of Steele Creek Limited Partnership the following eleven (11) courses and distances: 1) South 00 degrees 12 minutes 45 seconds West for a distance of 112.11 feet to a point; 2) THENCE South 55 degrees 33 minutes 02 seconds West for a distance of 311.27 feet to a point; 3) THENCE South 34 degrees 29 minutes 41 seconds East for a distance of 149.98 feet to a point; 4) THENCE North 55 degrees 37 minutes 02 seconds East for a distance of 309.66 feet to a point; 5) THENCE South 14 degrees 31 minutes 32 seconds East for a distance of 329.57 feet to a point; 6) THENCE South 22 degrees 30 minutes 35 seconds East for a distance of 343.20 feet to a point; 7) THENCE South 06 degrees 52 minutes 46 seconds East for a distance of 394.92 feet to a point; 8) THENCE South 35 degrees 34 minutes 08 seconds West for a distance of 153.79 feet to a point; 9) THENCE North 58 degrees 04 minutes 04 seconds West for a distance of 32.97 feet to a point; 10) THENCE South 33 degrees 50 minutes 24 seconds West for a distance of 1201.07 feet to a point; 11) THENCE South 73 degrees 39 minutes 38 seconds West for a distance of 337.45 feet to a point marking the property of David F. Moody & Donna C. Moody as recorded in Deed Book 7461, page 609 and Steele Creek Limited Partnership as recorded in Deed Book 9064, page 72; THENCE with the property of David F. Moody & Donna C. Moody the following three (3) courses and distances: 1) THENCE South 53 degrees 06 minutes 08 seconds East for a distance of 448.85 feet to a point; 2) THENCE North 38 degrees 52 minutes 28 seconds East for a distance of 392.83 feet to a point; 3) THENCE North 38 degrees 52 minutes 28 seconds East for a distance of 263.07 feet to a point marking the centerline of Trojan Drive; THENCE with the centerline of Trojan Drive the following fifteen (15) courses and distances: 1) South 21 degrees 45 minutes 08 seconds West for a distance of 21.45 feet to a point; 2) THENCE South 09 degrees 51 minutes 57 seconds West for a distance of 31.13 feet to a point; 3) THENCE South 02 degrees 28 minutes 58 seconds West for a distance of 30.78 feet to a point; 4) THENCE South 00 degrees 00 minutes 00 seconds East for a distance of 30.75 feet to a point; 5) THENCE South 13 degrees 36 minutes 08 seconds East for a distance of 45.36 feet to a point; 6) THENCE South 15 degrees 27 minutes 14 seconds East for a distance of 105.39 feet to a point; 7) THENCE South 14 degrees 47 minutes 42 seconds East for a distance of 146.52 feet to a point; 8) THENCE South 14 degrees 39 minutes 20 seconds East for a distance of 121.54 feet to a point; 9) THENCE South 16 degrees 11 minutes 07 seconds East for a distance of 76.53 feet to a point; 10) THENCE South 14 degrees 37 minutes 15 seconds East for a distance of 31.69 feet to a point; 11) THENCE South 26 degrees 36 minutes 58 seconds East for a distance of 41.85 feet to a point; 12) THENCE South 39 degrees 22 minutes 10 seconds East for a distance of 29.43 feet to a point; 13) THENCE South 39 degrees 18 minutes 25 seconds East for a distance of 38.02 feet to a point; 14) THENCE South 49 degrees 57 minutes 23 seconds East for a distance of 43.65 feet to a point; 15) THENCE South 52 degrees 22 minutes 52 seconds East for a distance of 14.69 feet to a point marking the right of way of Steele Creek Road; THENCE with the right of way of Steele Creek Road South 39 degrees 44 minutes 16 seconds West for a distance of 574.61 feet to a point making the centerline of New Dixie River Road; THENCE with the right of way of New Dixie River Road the following five (5) courses and distances: 1) North 52 degrees 07 minutes 42 seconds West for a distance of 545.43 feet to a point; 2) THENCE with a curve to the right having an arc length of 1586.40 feet, a radius of 1500.00 feet, and being subtended by a chord bearing of North 23 degrees 27 minutes 45 seconds West for a distance of 1513.50 feet; 3) THENCE North 06 degrees 50 minutes 08 seconds East for a distance of 489.33 feet to a point; 4) THENCE with a curve to the left having an arc length of 396.40 feet, a radius of 762.00 feet, and being subtended by a chord bearing of North 08 degrees 04 minutes 02 seconds West for a distance of 391.94 feet; 5) THENCE North 22 degrees 58 minutes 12 seconds West for a distance of 210.55 feet to the POINT OF BEGINNING. Said area containing 73.22 Acres, more or less.

AREA 2: I-1(CD)LLW-PA

Beginning at a point marking the centerline of New Dixie River Road; THENCE with the centerline of New Dixie River Road North 22 degrees 52 minutes 07 seconds West for a distance of 441.53 feet to a point marking the centerline of Dixie River Road; THENCE with the centerline of Dixie River the following six (6) courses and distances: 1) THENCE North 66 degrees 06 minutes 46 seconds East for a distance of 199.42 feet to a point; 2) THENCE with a curve to the right having an arc length of 198.86 feet, a radius of 1019.61 feet, and being subtended by a chord bearing of North 75 degrees 13 minutes 51 seconds East for a distance of 198.54 feet; 3) THENCE North 83 degrees 24 minutes 16 seconds East for a distance of 344.84 feet to a point; 4) THENCE North 83 degrees 22 minutes 52 seconds East for a distance of 163.47 feet to a point; 5) THENCE North 84 degrees 56 minutes 34 seconds East for a distance of 66.17 feet to a point; 6) THENCE North 84 degrees 09 minutes 46 seconds East for a distance of 59.44 feet to a point; THENCE through the right of way of Dixie River Road South 05 degrees 55 minutes 11 seconds East for a distance of 64.14 feet to a point; THENCE through the property of Steele Creek Limited Partnership, as recorded in Deed Book 9064, page 72 of the Mecklenburg County Register of Deeds the following four (4) courses and distances: 1) South 10 degrees 47 minutes 03 seconds West for a distance of 427.55 feet to a point; 2) THENCE North 90 degrees 00 minutes 00 seconds West for a distance of 404.12 feet to a point; 3) THENCE with a curve to the left an arc length of 120.27 feet, a radius of 300.00 feet, and being subtended by a chord bearing of South 78 degrees 30 minutes 54 seconds West for a distance of 119.47 feet; 4) THENCE South 67 degrees 01 minutes 48 seconds West for a distance of 258.65 feet to the POINT OF BEGINNING. Said area containing an area of 9.38 Acres, more or less.



FOR PUBLIC HEARING

PETITION #: 2009-000  
CITY OF CHARLOTTE

PETITIONER: STEELE CREEK (1997)  
LIMITED PARTNERSHIP

REVISIONS: