

PETITIONER: CROSLAND-ERWIN-ASSOCIATES
 125 SCALEYBARK ROAD
 CHARLOTTE, NC 28209
 PHONE: 704-523-0272

ARCHITECTS: LITTLE & ASSOCIATES ARCHITECTS, INC.
 5815 WESTPARK DRIVE
 CHARLOTTE, NC 28217
 PHONE: 704-525-6350

DEVELOPMENT DATA:

EXISTING ZONING: R-15 & B-1
 PROPOSED ZONING: B1 (SCD)
 GROSS ACREAGE: 29.93 ACRES

SHOPPING CENTER BUILDING AREA: 170,000 SF
 OUTPARCEL BUILDING AREA: 8,000 SF
 MAXIMUM ALLOWABLE BUILDING AREA: 178,000 SF

PARKING REQUIRED:

SHOPPING CENTER (178,000 ± 200): 850 SPACES
 TOTAL PARKING REQUIRED: 850 SPACES
 PARKING PROVIDED: 862 SPACES

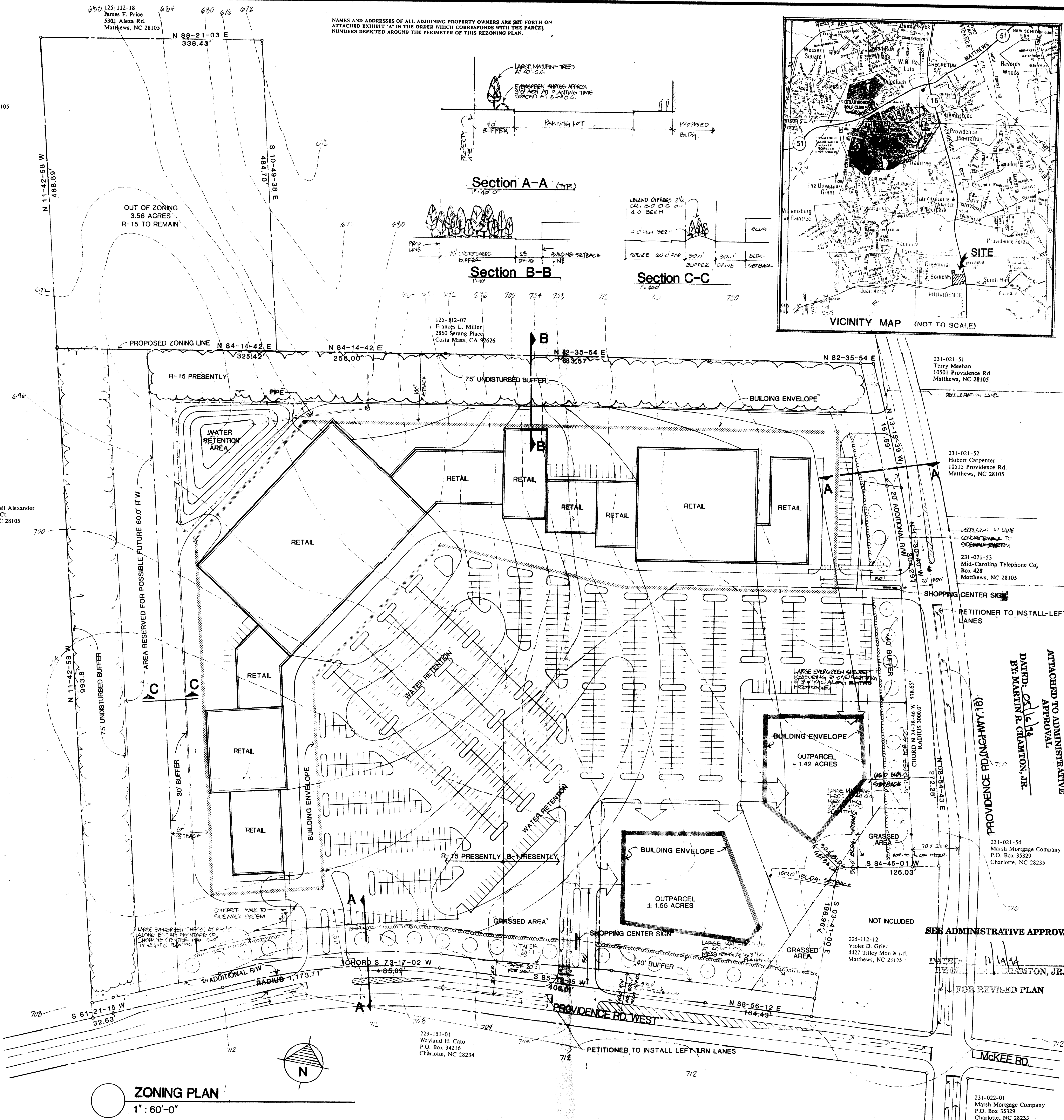
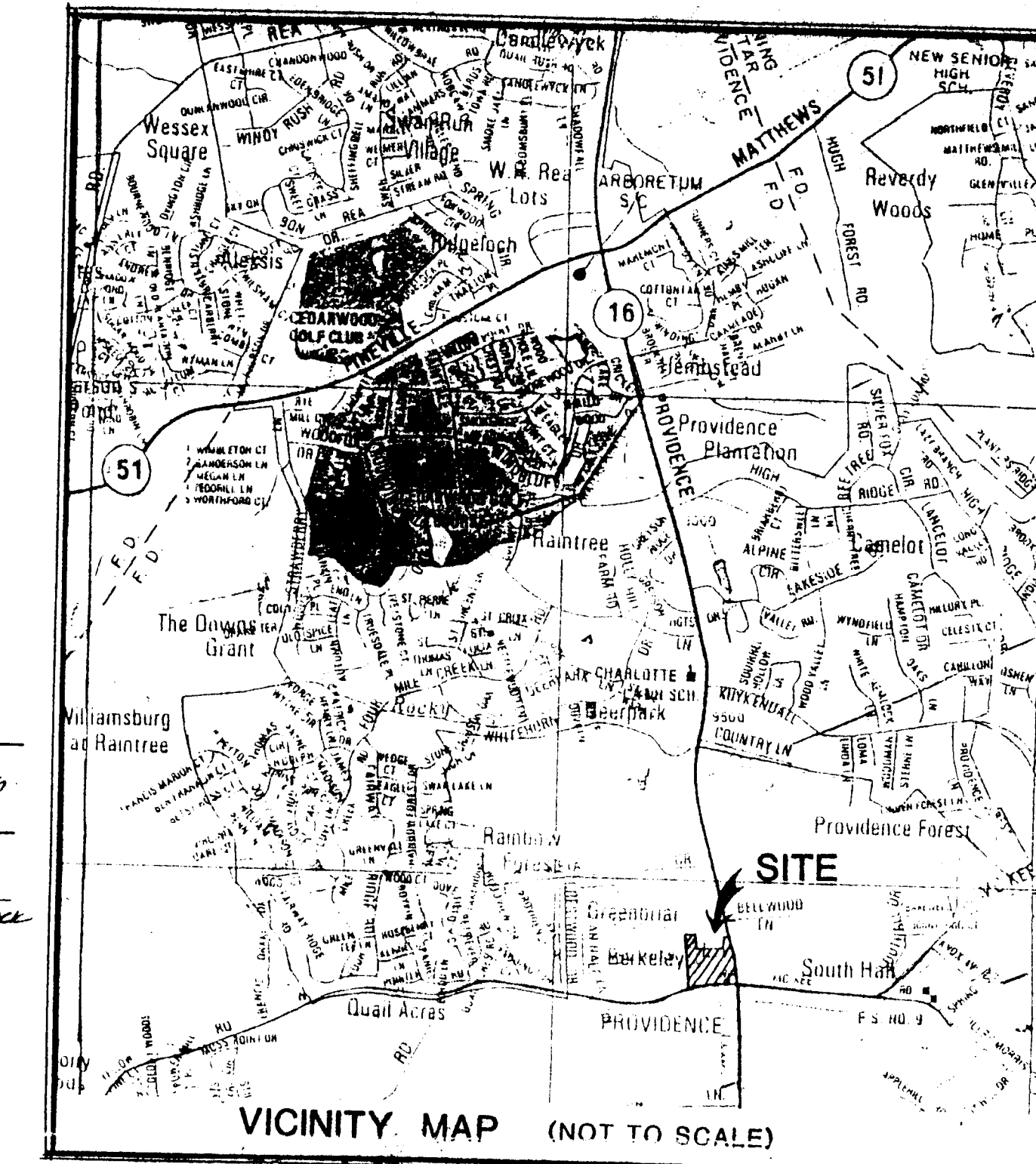
NOTE: PARKING FOR DEVELOPMENT TAKING PLACE ON EACH OUTPARCEL WILL BE PROVIDED WITHIN EACH OUTPARCEL (#000 ± 200 = 40 SPACES).

PETITIONER: CROSLAND-ERWIN-ASSOCIATES

125-112-19
 Wolfgang Roth
 5301 Alexa Rd.
 Matthews, NC 28105

125-112-08
 David Caldwell Alexander
 3440 Oxbow Ct.
 Matthews, NC 28105

NAMES AND ADDRESSES OF ALL ADJOINING PROPERTY OWNERS ARE SET FORTH ON ATTACHED EXHIBIT "A" IN THE ORDER WHICH CORRESPONDS WITH THE PARCEL NUMBERS DEPICTED AROUND THE PERIMETER OF THIS ZONING PLAN.



SEE SHEET RZ-3 FOR GENERAL PROVISIONS

ZONING PLAN

1" = 60'-0"

SEE ADMINISTRATIVE APPROVAL

FOR REVISED PLAN

ATTACHED TO ADMINISTRATIVE APPROVAL
 BY: MARTIN E. CHAMTON, JR.

DATE: 11/14/91

Little & Associates Architects
 5815 Westpark Drive
 Charlotte, NC 28210
 Phone: 704-525-6350
 Columbia-Myrtle-Beach

Crosland-Erwin-Associates

PROVIDENCE COMMONS SHOPPING CENTER
B1(SCD) REZONING PLAN FOR PUBLIC HEARING

Partner in Charge: C.N. VRETTOS
 Project Architect/Job Captain: C.N. VRETTOS
 Drawn By: J. HATLEY
 Date Drawn: 11/14/91

Revisions:
 No. 1 Date: 11/14/91
 No. 2 Date: 2/19/91
 No. 3 Date: 3/1/91
 No. 4 Date: 5/11/91

Issue Date: 10-1-90

Project Number: 2172-01
 Sheet: RZ-1 of



PARTIAL FRONT ELEVATION 1/8" 1'-0"

MATCH LINE A-A



PARTIAL FRONT ELEVATION 1/8" 1'-0"

MATCH LINE A-A

MATCH LINE B-B



PARTIAL FRONT ELEVATION 1/8" 1'-0"

MATCH LINE B-B

Little
Associates
Architects



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Crosland·Erwin·Associates

PROVIDENCE COMMONS
SHOPPING CENTER
B1(SCD) REZONING PLAN
ELEVATIONS

V.P. In Charge
J.E. TOS
Project Architect/Job Captain
VEZTOS
Drawn By
Date Drawn
Cadd Dwg. Name

Revisions	No.	Date

Issue Date MARCH 1, 1991

Project Number
2172-01
Sheet
RZ-2

GENERAL PROVISIONS

General Provisions. All development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the B-1(SCD) Zoning District Classification shall be followed in connection with development taking place on the property. Subject only to the provisions set forth below under ARCHITECTURAL CONTROLS, the configuration, placement and size of the shopping center as shown on this Rezoning Plan or schematic in nature and may be altered or modified during design development and construction document phases within the maximum building envelope lines established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building locations.

Permitted Uses. The property may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in a B-1(SCD) Zoning District, except that neither of the two outparcels may be used by a fast-food type restaurant.

Phasing of Development.

- Phase 1 - The owners may obtain building permit(s) and proceed with development of up to 75,000 square feet of retail space at any time following approval of this Rezoning Petition, but may not obtain a certificate of occupancy for any part thereof until after the following roadway improvements have been completed:
 - Install a left-turn lane at the easternmost point of access into the shopping center along Providence Road West;
 - Install a left-turn lane at the southernmost point of access into the shopping center along Providence Road;
 - Install a southbound deceleration lane along Providence Road leading up to the southernmost point of access into the shopping center; and
 - Install a left-turn lane at the eastbound approach to the intersection formed between Providence Road and Providence Road West.
- Phase 2 - The owners may obtain building permit(s) and proceed with development of up to an additional 55,000 square feet of retail space at any time after the first to occur of the following dates: (i) the date on which construction has commenced for the widening of Providence Road between N.C. Highway 51 and the Providence Country Club, or (ii) June 1, 1997, but may not obtain a certificate of occupancy for any portion thereof until after the owners have installed a left-turn lane at the westernmost point of access into the shopping center along Providence Road West.
- Phase 3 - The owners may obtain building permit(s) and proceed with development of the final 48,000 square feet of retail space at any time after the date on which the proposed widening of Providence Road between N.C. 51 and the Providence Country Club has been completed and construction has commenced to improve Providence Road West to a four lane section between its intersection with Providence Road and a point 1,800 feet west of such intersection. The owners, however, may not obtain a certificate of occupancy for any part of such space until after such roadway improvements to Providence Road West have been completed and are operational. If the owners elect they may also proceed simultaneously with construction of the final phase of retail space provided the proposed widening of Providence Road described above has been completed. Such improvements shall be constructed in the manner specified by the North Carolina Department of Transportation and the Mecklenburg County Engineering Department.

Setbacks.

- Building setbacks shall be a minimum of 60 feet off of the rights-of-way for Providence Road, Providence Road West and the 60 foot right-of-way being reserved for a possible future public street and a minimum of 100 feet off of all other property lines, except for the northern Grier corner store lot property line in which case the building setback shall be 50 feet and except for the western Grier corner store lot property line in which case the building setback shall be 100 feet.
- Parking will be permitted in any setback area unless it falls within a buffer zone.

Buffers.

- The buffer zones depicted on this Rezoning Plan along Providence Road and Providence Road West and the 30 foot wide buffer zone depicted along the eastern margin of the 60 foot right-of-way which is being reserved for a possible future public road shall be subject to the following regulations:
 - The buffer zones are to remain as open space, except to the extent necessary to accommodate pedestrian sidewalks or pathways, access points, walls, berms, fences, grading, signs and graphics (as permitted by the County Sign Ordinance), drainage or utility construction.
 - Grading may be performed and slopes and berms may be installed within these buffer zones.
- The undisturbed buffer zones depicted on this Rezoning Plan along the northern and western boundaries of the property are subject to the following regulations:
 - Each of the 75 foot buffer zones depicted on this Rezoning Plan along the northern and western property lines must remain undisturbed and in its natural state, except to the extent necessary to accommodate pedestrian pathways leading to the shopping center; one access point along the western property line providing a connection to the 60 foot right-of-way being reserved for a possible future public road, stormwater and sewer placement of trees and other plan materials where the existing foliage does not create an adequate visual screen.
 - Stormwater and sewer installations and the driveway access may only cross undisturbed buffer zones at interior angles measured at the property lines which are not less than 75 degrees and, to the extent possible, paths cleared for such utility lines shall be replanted with plant materials which are the same as or similar to the types of materials that are in place within the buffer zone involved.

Pedestrian Sidewalks and Walkways.

- The owners will construct at their expense one pedestrian walkway over and across the undisturbed buffer zone along the northern property line and one pedestrian walkway over and across the undisturbed buffer zone along the western property line so as to provide pedestrian access to the shopping center for adjoining properties.
- The owners will construct at their expense sidewalks along Providence Road and Providence Road West within the rights-of-way the owners have agreed to dedicate to the NCDOT under this Rezoning Plan. These sidewalks will be constructed in sequences tied to the shopping center's three phases of development.

Landscaping and Screenings.

- Screening shall conform with the standards and treatments specified on this Rezoning Plan.
- Landscaping areas within the property will be planted and improved in sequences which are keyed to development taking place in phases.
- All landscaping will meet or exceed the requirements of the City of Charlotte's Tree Ordinance.
- Leyland cypress trees having a minimum caliper of 2 1/2 inches will be planted 8 feet on center on top of a 4 foot high berm running along the eastern margin of the 60 foot right-of-way which is being reserved for a possible future public road leading into the property from Providence Road West and will also be planted 8 feet on center along the shopping center side of the water retention area located to the rear of the shopping center.
- A chain link fence will be installed around the water retention area depicted on this Rezoning Plan in the rear northwestern corner of the Site.

Dedication of Additional Right-of-Way.

The owners agree to dedicate the areas along Providence Road and Providence Road West depicted on this Rezoning Plan as "additional R/W" to the North Carolina Department of Transportation for future sidewalk and roadway improvement purposes. These dedications will be made prior to the issuance of any building permit covering any portion of the Site.

Parking.

- Each of the parking areas depicted on this Rezoning Plan may vary in size and location, but in all events, offstreet parking will meet the minimum standards established under the Mecklenburg County Zoning Ordinance.
- Parking areas may be constructed inside and outside the building envelopes.

Lighting.

- A uniform lighting system will be employed throughout the Site.
- All direct lighting within the property (except street lights which may be erected along Providence Road, Providence Road West or the possible future public road leading into the Site from Providence Road West) shall be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles, color, energy efficiency and shielding of sources of light, the intent being to minimize glare towards adjacent streets and properties.

Signs.

- A master signage and graphic system will be adopted and implemented throughout the property.
- All signs placed on the property will be erected in accordance with the requirements of the Mecklenburg County Sign Ordinance.
- Permanent project identification signs and directional signs may be located along Providence Road and Providence Road West in the general areas depicted on this Rezoning Plan.
- Temporary project signs may be located along Providence Road and Providence Road West within the buffer zones established on this Rezoning Plan, but must be removed no later than 60 days after issuance of the first certificate for occupancy for space within the shopping center.

Access Points (Driveways).

- The number of vehicular access points to the shopping center site shall be limited to four; namely, two on Providence Road and two on Providence Road West. The owners must install a left-turn lane at each of these points of access simultaneously with the installation of each such point of access, except the northernmost point of access along Providence Road.
- In addition, one access to Providence Road West will be allowed to accommodate a possible future public road near the western margin of the property.
- The configurations of access points within the Site are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and are further subject to approval by the North Carolina Department of Transportation and the Mecklenburg County Engineering Department.
- An internal access will be provided for the Grier Store corner lot over and across the Site having such design and location as the owners of the Site may dictate. Such internal access will be provided over and across one of the two "grassed areas" depicted on this Rezoning Plan which lie just west and north of the Grier Store lot. The cost of constructing such internal access shall be borne solely by the owner of the Grier Store corner lot and the owners reserve the right to require the posting of a payment and performance bond to insure that the access is completed in a timely fashion and strictly in accordance with design specifications.

Fire Protection.

- Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.
- Fire hydrants will be located within 500 feet of any building constructed on the property.

Architectural Controls.

- The owners commit to design and construct the front elevation of the shopping center and the side elevations thereof which relate directly to Providence Road and Providence Road West in substantial compliance with the front elevation prepared by its architect, Little & Associates Architects, Inc., on March 1, 1991, a copy of which is attached to this Rezoning Plan and marked as Sheet RZ-2.
- The principal materials used for these front and side elevations will consist of a combination of brick and stucco or stucco-like materials.
- The material selected for the rear of the shopping center will be painted to match the brick used in the construction of the front and side elevations.
- The owners further commit to utilize the same principal architectural features depicted on Sheet RZ-2 in the design of each outparcel building.
- No building constructed on the property will exceed one story in height.
- All dumpster areas will be screened in accordance with the requirements of the Ordinance. Each dumpster area will be enclosed on all four sides by a fence and a hinged gate which are constructed of brick and wood unless one or more sides of the dumpster area adjoin a rear wall of the shopping center in which case the rear wall will be substituted for the fence along each such side.

Stormwater Management.

- Stormwater runoff from the property will be managed through a variety of proven techniques which satisfy the standards imposed by the City of Charlotte.

Possible Future Public Road.

- The owners agree to reserve a 60 foot wide strip of land near the western boundary of the property for a possible future public road which would provide access to Providence Road West for adjoining tracts of land (all as depicted on this Rezoning Plan) and to dedicate the same to the public for roadway purposes at such time in the future as any adjoining property owner has caused to be prepared plans and specifications (meeting NCDOT standards) for a public road over and across such strip of land and posted adequate security to insure its construction. It is not the owners' intention to commit to bear any part of the expense incurred in connection with the design or construction of any such public road or to make any dedication thereof until after firm commitments have been made with respect to the design and construction of the road over the right-of-way reserved.

Contribution to Traffic Study.

- The owners agree to contribute \$2,500.00 for a traffic study of the general area surrounding the property and to make such payment at such time and to such entity or person as the County Engineering Department may direct in writing.

Little & Associates Architects

3815 Westpark Drive
Charlotte, NC 28217
Phone: 704.535.6350

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PROVIDENCE COMMONS SHOPPING CENTER

B-1(SCD) REZONING PLAN GENERAL PROVISIONS

Project _____
Sheet Title _____

V.P. in Charge
C.N. VRETTOS
Project Architect/Job Captain
C.N. VRETTOS
Drawn by _____
Date Drawn _____
Cadd Dwg. Name _____

Revisions

No. 1	Date	5/10/94
No. 2	Date	5/11/94
No. _____	Date	_____
No. _____	Date	_____
No. _____	Date	_____
No. _____	Date	_____

Issue Date APRIL 18, 1991

Project Number
2172-01
Sheet _____ of _____
RZ-3