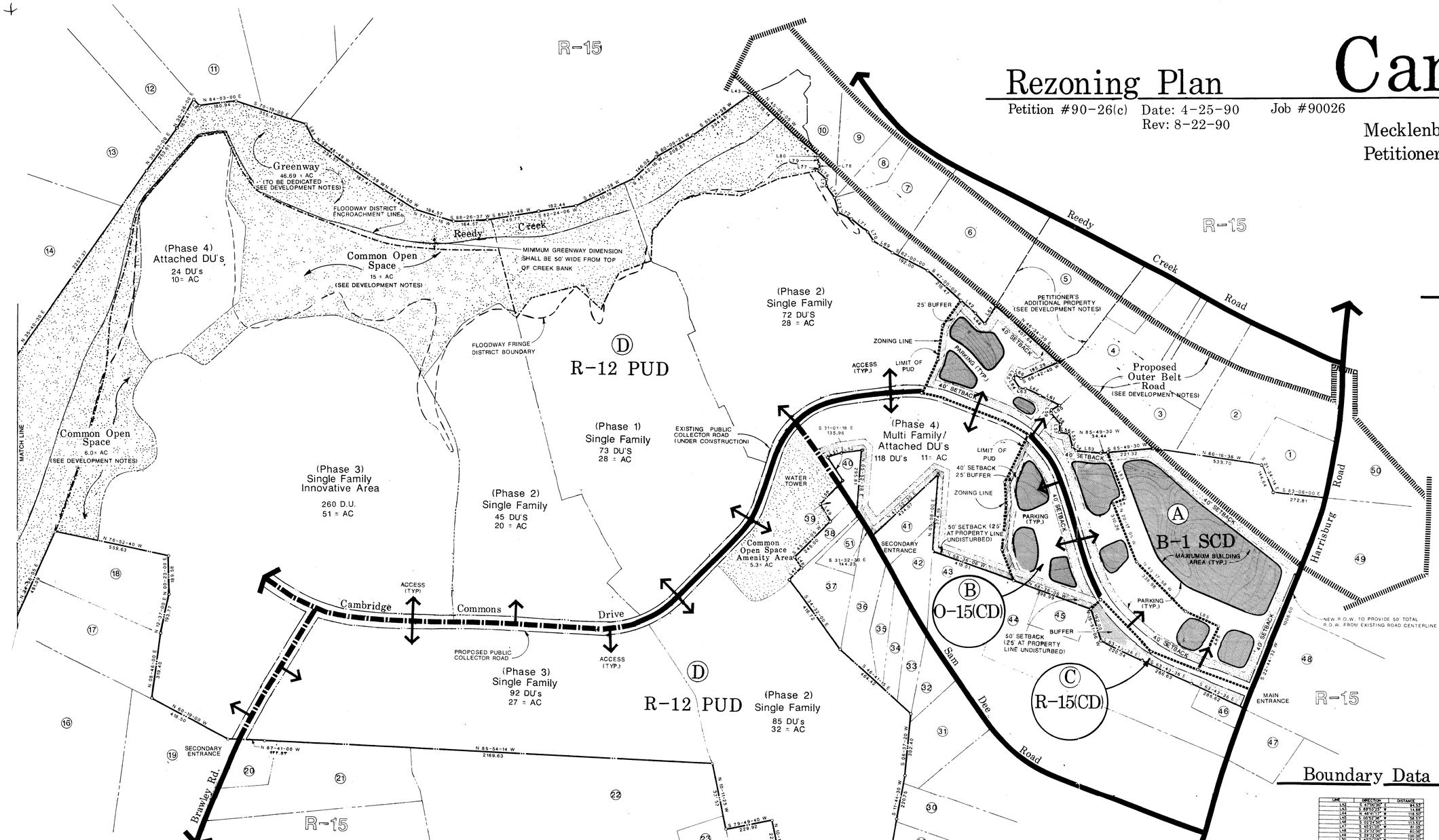
Cambridge

Rezoning Plan

Petition #90-26(c) Date: 4-25-90 Job #90026
Rev: 8-22-90

Mecklenburg County, North Carolina
Petitioner: Squires Homes, Inc.

DPR ASSOCIATES, INC.
Landscape Architects
Planners & Engineers



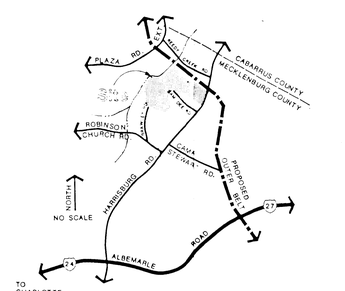
Development Data

Existing Zoning	R-15
Proposed Zoning	
Parcel A (Retail)	B-1 SCD
Parcel B (Office)	O-15(CD)
Parcel C (Buffer)	R-15(CD)
Parcel D (Residential)	R-12 PUD
Site Area Distribution	
Parcel A	16.8 AC
Parcel B	18.28 AC
Parcel C	1.82 AC
Parcel D	279.99 AC
Building Area Distribution	
Parcel A (Retail)	125,000 SF
Parcel B (Office)	125,000 SF
Parcel C (Buffer Only)	0 SF
Total	250,000 SF
R-12 PUD	
Single Family Units	627 DU
Multi Family/ Attached Units	142 DU
Total Open Space/ Greenway	72.99 AC
Total Dwelling Units	769 DU
Total PUD Area	279.99 AC
Overall PUD Density	2.75 DU/AC

Boundary Data

LINE	DIRECTION	DISTANCE
L42	S 87°00'00" E	87.59'
L43	S 68°03'25" W	14.88'
L44	N 46°31'17" W	118.50'
L45	S 08°57'46" W	58.57'
L46	S 02°52'26" E	133.50'
L47	S 02°52'26" E	81.00'
L48	S 29°31'00" E	100.00'
L49	S 29°31'00" E	156.00'
L50	S 43°31'00" E	104.00'
L51	S 73°31'00" E	84.00'
L52	S 81°31'00" E	100.00'
L53	S 83°58'00" E	133.81'
L54	S 38°00'00" E	37.11'
L55	S 14°00'00" E	84.00'
L56	S 77°00'00" E	45.00'
L57	S 02°00'00" E	38.00'
L58	S 38°00'00" E	12.00'
L59	S 71°00'00" E	45.00'
L60	S 81°00'00" E	45.00'
L61	S 81°00'00" E	148.00'
L62	S 83°00'00" E	21.00'
L63	S 83°00'00" E	83.00'
L64	S 83°00'00" E	83.00'
L65	S 32°00'00" E	19.00'
L66	S 58°00'00" E	24.00'
L67	N 52°00'00" E	102.33'
L68	S 40°00'00" E	85.84'
L69	S 37°00'00" E	108.00'
L70	S 51°00'00" E	81.00'
L71	S 50°00'00" E	100.00'
L72	S 71°00'00" E	72.00'
L73	S 71°00'00" E	70.00'
L74	S 71°00'00" E	16.00'
L75	S 71°00'00" E	24.00'
L76	S 44°00'00" E	83.00'
L77	N 74°00'00" E	86.77'
L78	S 03°00'00" E	26.00'
L79	S 03°00'00" E	24.00'
L80	S 03°00'00" W	12.80'
L81	N 74°00'00" E	86.77'
L82	S 58°19'00" E	60.00'
L83	N 24°37'55" W	240.01'
L84	N 69°42'53" E	60.00'
L85	N 03°16'14" W	173.15'
L86	S 26°33'51" W	232.34'

Location Map



Development Notes

STATEMENT OF INTENT

The Petitioner intends to develop this plan as a coordinated mixed-use development which is consistent with and fosters the objectives and land use policies established under the proposed East Mecklenburg district plan.

GENERAL PROVISIONS

Except as otherwise provided in this Rezoning Plan, 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 Parcel A; all development standards established under the Ordinance for the O-15 Zoning District Classification shall be followed in connection with development taking place on Parcel B; and all development standards established under the Ordinance for the R-12 PUD Zoning District Classification shall be followed in connection with development taking place on Parcel D (Parcel C is intended to serve only as buffer and separation). The building configurations, placements, and masses, shown on the illustrative Plan are schematic in nature and may be altered or modified during design development and construction document phases within the parameters of building envelope lines established on this Rezoning Plan are not violated. Parking layouts may also be modified to accommodate final building locations. Parking and vehicular circulation may occur within building envelope areas.

(Throughout this Rezoning Application, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner).

PERMITTED USES

1. Parcel A: B-1 SCD

   The total floor area of all structures placed on Parcel A (including detached buildings) cannot exceed 125,000 square feet.

   Parcel A may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in a B-1 SCD Zoning District.

   If a gasoline service station is constructed on Parcel A it (including related ancillary facilities such as shopping center components) may not have direct curb cuts onto Harrisburg Road and must be designed and landscaped to minimize its impact on adjacent properties. Any outside storage areas or dumpster pads used in connection with any gasoline service station must be visually screened from the view of vehicles traveling along Harrisburg Road by materials compatible with the gasoline service station building, by plantings, or by a combination thereof.

   A portion of Parcel B may also be used to accomodate parking for development taking place on Parcel A and vice versa.

2. Parcel B: O-15(CD)

   The total gross floor area of all structures placed on Parcel B cannot exceed 125,000 square feet.

   Parcel B may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an O-15 Zoning District.

3. Parcel C: R-15 (CD)

   R-15 (CD) will be maintained as a Buffer Area and will comply with the standards for Setback Areas and Buffer Areas as defined below. The Homeowners Association will maintain this area.

4. Parcel D: R-12 PUD

   The total number of dwelling units which may be constructed on Parcel D cannot exceed 778 units.

   Parcel D may be devoted to any use (including any accessory use) which is permitted by right or under prescribed conditions in an R-12 PUD Zoning District.

SETBACK AREAS AND BUFFER AREAS

1. The Buffer Areas depicted on this Rezoning Plan are to remain as open space, except to the extent necessary to accommodate pedestrian pathways, access points, walls, berms, fences, grading, lighting, signs and graphics (as permitted by the Ordinance), drainage or utility construction.

2. Grading may be performed and slopes and berms may be installed within all Setback Areas and Buffer Areas except the 25 foot "undisturbed area" strips which are established within the Buffer Areas depicted on this Rezoning Plan. Existing trees within any 25 foot "undisturbed area" which die as a result of grating performed outside any such strip will be replaced with large maturing trees satisfying the standards established below under Paragraph 2 of the "Landscaping and Screening" Section.

3. No buildings or parking lots may be placed within any Setback Area or Buffer Area specifically designated on this Rezoning Plan.

4. In all Buffer Areas where existing trees and natural vegetation are cleared to accommodate wells, berms, fences, grading, signs, graphics, and the installation of utility construction, the cleared, unimproved areas will be landscaped with trees and shrubs, and where existing vegetation is not sufficient to provide adequate screening, the Petitioner shall be required to provide landscaped earth berms at least 4 feet in height or to provide heavy landscaping consisting of trees and shrubs to screen views, on a combination of both.

LANDSCAPING AND SCREENING

1. Buffering and/or screening shall, in addition to satisfying the minimum standards established under the Ordinance, conform with the standards and treatments specified on this Rezoning Plan.

2. Any new trees planted within Buffer Areas or Setback Areas shall be a minimum of 2 inches in caliper and 8 feet in height at planting. Shrubs and evergreen trees and evergreens such as: Cornus florida (Flowering Dogwood), Prunus caroliana (Bradford Pear), Ilex opaca (American Holly), Juniperus virginiana (Eastern Red Cedar), Pinus taeda (Loblolly Pine), Quertus palustris (Pin Oak), Quercus phellos (Willow Oak) and Acer rubrum (Red Maple).

3. Shrubs planted within Buffer Areas shall be a minimum of 3 feet in height at planting. Varieties will include evergreen shrubs such as: Myrica cerifera (Wax Myrtle), Elaegnus pungens (Elaegnus), Photinia fraseri (Red Tip Photinia), Ligustrum lucidum (Japanese Privet), Ligustrum lucidum (Glossy Privet) and Ilex cornuta "Burfordii Nana" (Dwarf Burford Holly).

4. Landscape areas within Parcels A & B will be planted and improved in sequences which are keyed to the development taking place on each parcel.

5. All dumpsters and service areas will be heavily screened from public streets and from adjacent properties.

6. An area equal to at least 10% of the paved surface of each parking area constructed within Parcel A and Parcel B which contains more than 20 spaces must be landscaped with plantings and trees. The minimum width of landscaped islands or planting strips where provided shall be 8 feet. If a sidewalk is included in the planting strip, the landscaped area may be reduced to 6 feet.

GREENWAY DEDICATION

1. Timing of dedication of proposed greenway areas will be coordinated with Mecklenburg Parks and Recreation Dept. Although most of the floodway district area will be offered for dedication to Mecklenburg County as greenway land, the Petitioner shall be allowed to vary the precise dimensions of the areas to be dedicated in order to avoid under irregularity in such dimensions.

2. The greenway area and access from public streets will be offered for dedication at the time of recording.

3. Any dedication of greenway or common area will be subject to easements for or access to utilities, including well sites.

UTILITY DISTRIBUTION LINES

1. Secondary electrical lines serving the units in the PUD shall be underground.

PARKING

1. The parking areas depicted on this Rezoning Plan may vary but will meet the minimum standards established by the Ordinance.

2. No parking shall be permitted within designated Setback Areas or Buffer Areas of Parcels A, B, and C.

LIGHTING

1. A uniform lighting system will be employed throughout Parcel A and Parcel B.

2. All direct lighting installed within Parcels A and B will be designed and installed so as to minimize glare to adjacent properties.

SIGNS

1. All permanent signs erected on the Site will comply with the Ordinance.

2. All detached signs must be fixed and may not move, rotate, or flash.

3. A master directional and informational signage and graphic system will be adopted and implemented throughout the Site.

4. All free-standing building and tenant identification signs or graphics will be complementary in scale and appurtenance to the structures which they identify, and each sign affixed to a structure will be compatible with its architectural design.

ACCESS POINTS (DRIVEWAYS)

The number of vehicular access points to Harrisburg Road shall be limited to one and in addition, the Site will have access to Cambridge Commons Drive. The locations are generally depicted on the Rezoning Plan. However, the configurations, curb access points and driveways within the Site are subject to any modifications required to accomodate final site and architectural construction plans and designs and are further subject to approval by the North Carolina Department of Transportation.

COLLECTOR STREET (Cambridge Commons Drive)

1. Cambridge Commons Drive will be developed to access Phase 3 and Phase 4 prior to the development of these areas.

2. Cambridge Commons Drive will be upgraded to meet the street standards within the O-15(CD) and R-1 SCD areas, at the time these areas are developed (prior to occupancy).

ARCHITECTURAL CONTROLS

1. Parcel A and Parcel B will be developed as a high quality, moderately scaled, mixed-use center offering a wide range of personal and professional services in coordinated settings so as to insure that the retail and office components are integrated with each other and are complementary to residential communities that may be developed on adjoining properties.

2. All buildings within Parcel A will be consistent with the shopping center component in its use of color, material, texture, architectural facades, rooflines, building mass, scale, etc.

3. The Petitioners intend to achieve compatibility of visual aesthetics and architectural design of buildings developed within Parcels A and B through the use of one or a combination of colors, materials, textures, architectural facades, rooflines, building mass, scale, and similar criteria, so long as compatibility in aesthetics and design is achieved.

STORM WATER MANAGEMENT

Storm water within Parcels A and B will be managed by the use of retention ponds and/or other means allowable under the Ordinance.

PARCEL D SPECIAL PROVISIONS

1. While development within Parcel D will progress as indicated in the phasing schedule, as depicted on this Rezoning Plan, the completion of a phase will not be required prior to initiating development in the next phase.

2. Innovative Area Development Requirements: A 25' undisturbed buffer is proposed where the Innovative area adjoins neighboring property (outside the PUD). The buffer will be provided in addition to a 50' rear yard setback from the buffer. Other rear yard setbacks will be 15 feet. The front setback will be 20 feet with a minimum of 10 feet between buildings. The minimum lot size will be 5000 square feet. Public streets shall be utilized within the Innovative area.

3. Outside of the Innovative Area Development the single family lots along the outer boundary of the Site will maintain a rear yard limit of 45 feet.

4. The development taking place on the single family areas of Parcel D will have amenities and facilities governed by a Homeowner's Association. These incentives will be developed to incorporate the guidelines of this Rezoning Plan as approved by the Mecklenburg County Commission and will have other by-laws as required for the effective administration of the Homeowner's Association as needed and as required by local and state law. The development taking place on the attached dwelling unit area will have separate Homeowner's Association.

5. Common open space areas (outside of greenway areas) within Parcel D will be maintained by each respective Homeowner's Association. These areas designated as amenity areas will be open space accessible to residents and such items as swimming and tennis facilities and will be reserved for the sole use of the residents of the single family areas of Parcel D.

OUTERMILT ROAD

1. If the outerbelt R.O.W. configuration is substantially as shown on this plan, the R.O.W. will be dedicated prior to occupancy permits being issued on adjacent land.

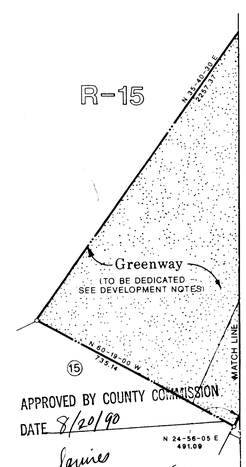
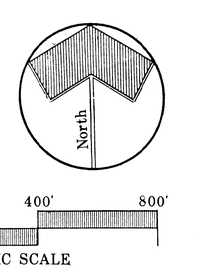
2. If, prior to issuance of any building permit for buildings in the B-1SCD or O-15(CD) areas, it is determined by NCDOT that additional right-of-way needed to accommodate the outerbelt roadway, the Petitioner agrees to place a note on this land reflective of R-15 zoning instead of seeking a B-1SCD or O-15(CD) use.

3. The Petitioner agrees that no construction shall be initiated within the B-1SCD or O-15(CD) portions of this plan until a determination has been made by the trial court in the pending litigation filed by several Mecklenburg County residents contesting location of the outerbelt roadway.

4. If, prior to the issuance of any building permit for buildings in the B-1SCD or O-15(CD) areas, the outerbelt roadway is moved so that the B-1SCD and O-15(CD) areas are no longer abutting or in close proximity to the outerbelt roadway, the Petitioner shall initiate a request to rezone the B-1SCD and O-15(CD) areas to a reasonable and appropriate residential classification.

EROSION AND SEDIMENTATION CONTROL

The Petitioner will comply with all erosion and sedimentation control requirements applicable in Mecklenburg County. In securing approval for the site plan, additional attention will be given to controlling erosion along roadway shoulders.

Legend

- (#) Indicates adjoining property owners – see attached list
- Zoning Boundary Line
- Project Boundary Line
- Existing Road
- Proposed Road