

Petitioner:

Elm Lane Associates
 c/o The Crossland Group Commercial Division
 125 Scalespark Road
 Charlotte, NC 28209
 (704) 523-0272

Architect:

Little & Associates Architects, Inc.
 5815 Westpark Drive
 Charlotte, NC 28217
 704/525-6350

Site Development Data:

Existing Zoning: B-1(CD) Neighborhood Business
 Proposed Zoning: R-12 MF Multi-Family Residential
 Gross Acreage: 27.8 Acres
 Building Area: 52,000 Square Feet

Parking Data:

Parking Required (51,620 - 250): 208 Spaces
 (One space per 250 square feet of gross building area)
 Parking Provided: 228 Spaces

General

GENERAL PROVISIONS: All development standards established under the Mecklenburg County Zoning Ordinance (the "Ordinance") for the Neighborhood Business Zoning District Classification B-1(CD), shall be followed in connection with development taking place on the site. The building configurations, placements, and sizes as shown on this Rezoning Plan are 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. Vehicular circulation may occur in the building envelope. Turning radius shall be constructed so to allow emergency vehicle access.

PERMITTED USES: The site may be devoted to any use (including an accessory use) which is permitted under the Ordinance by right or under prescribed conditions in a B-1 Zoning District.

BUFFERS: Buffers established on this Rezoning Plan along the north and west margins of the site shall conform to the standards and treatments of Section 12.302 of the ordinance, subject however to the provisions of Section 12.304.

SETBACKS: Building setbacks shall be a minimum of 100 feet off the rights-of-way for Providence Road West and Elm Lane West, and a minimum of 40 feet off all other property lines.

LANDSCAPING & SCREENING

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- All tree planting will meet or exceed the requirements of Section 12.208 of the Mecklenburg County Zoning Ordinance.

PARKING

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

LIGHTING

- A uniform lighting system will be employed throughout the site.
- All direct lighting within the property 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 eliminate glare towards adjacent streets and properties.

SIGNS

- A master signage and graphic system will be adopted and implemented throughout the site.
- All signs placed on the property will be erected in accordance with the requirements of the Ordinance.
- Permanent project identification signs and directional signs may be located along Providence Road West and Canfield Street in the general areas depicted on this Plan.
- Temporary project signs may be located along Providence Road West with the buffer zones established on this Plan, but must be removed no later than 90 days after issuance of the first Certificate of Occupancy for space within the shopping center.
- Pylon sign will be monument type pylon sign.

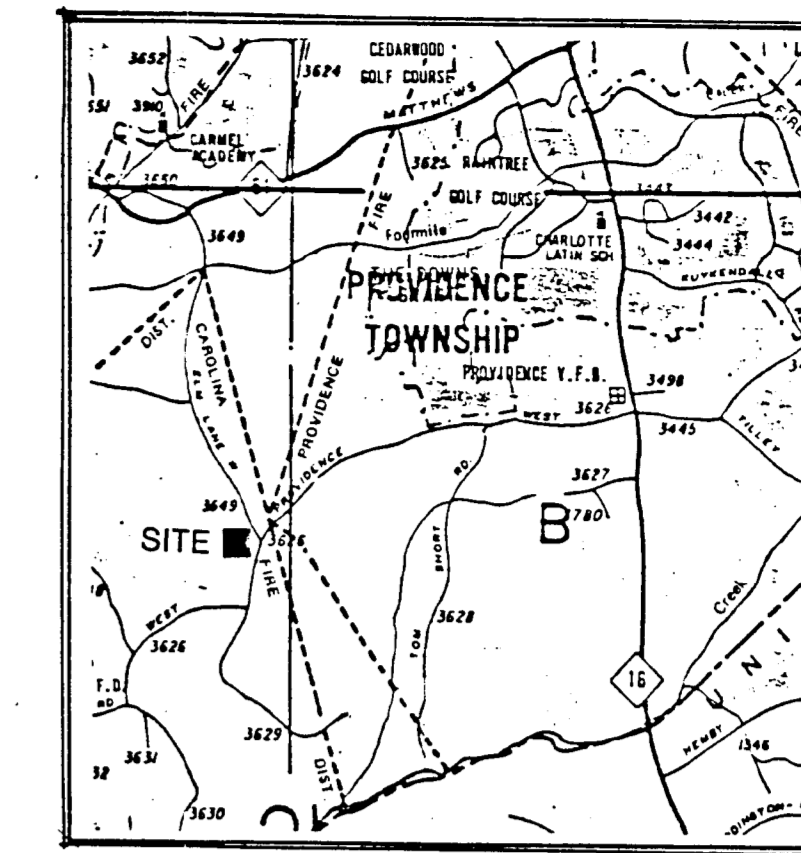
FIRE PROTECTION

- 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' of any building constructed on the site.

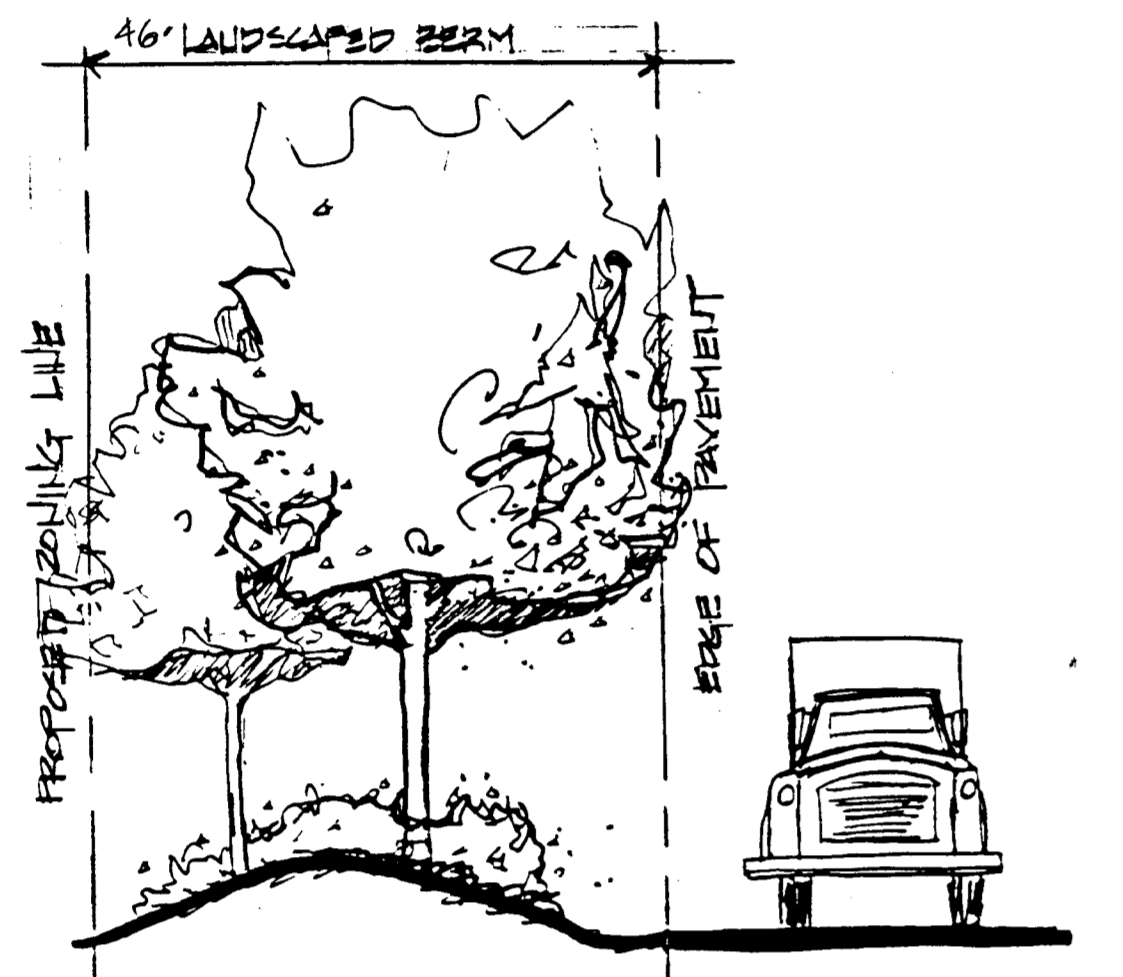
ARCHITECTURAL CONTROLS

- No building constructed on the site will contain more than one story in height, or exceed 40' 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 a building, in which case the rear wall will be substituted for the fence along each such side.

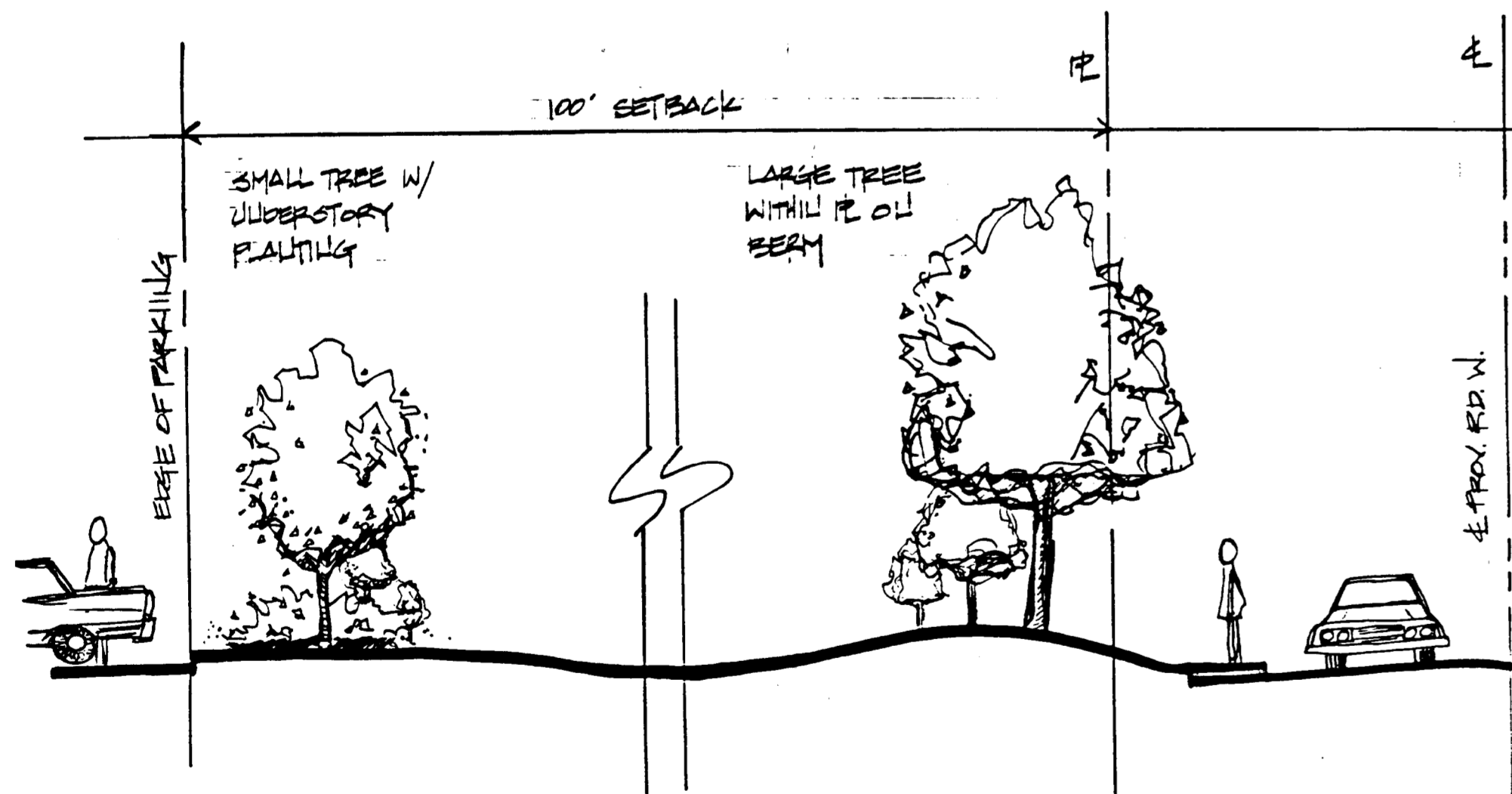
STORMWATER MANAGEMENT: Stormwater runoff from the property will be managed through a variety of proven techniques which satisfy the standards imposed by Mecklenburg County.



Vicinity Map

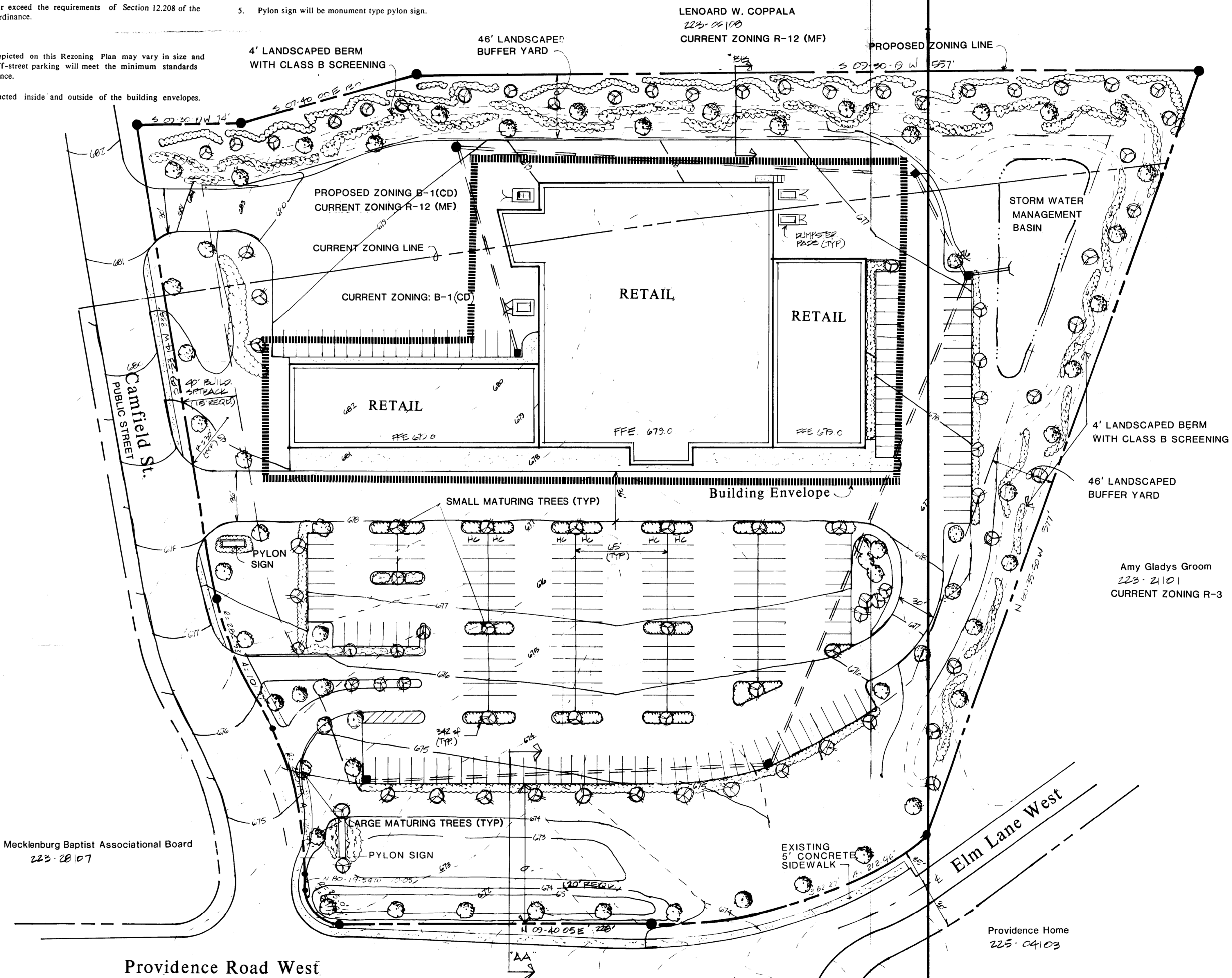


SECTION BB



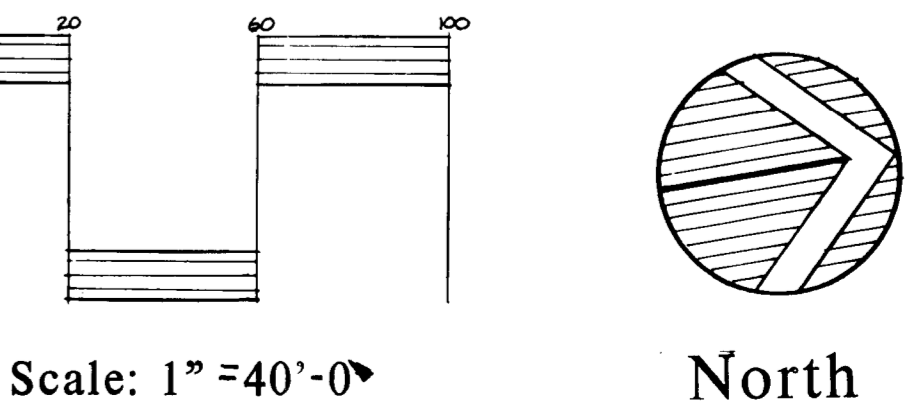
SECTION AA

1"=10'-0"



Amy Gladys Groom
 223-2101
 CURRENT ZONING R-3

APPROVED BY COUNTY COMMISSION
 DATE December 21, 1992
 92-2861 The Crossland Group



11-6-92 FOR PUBLIC HEARING

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The Crossland Group, Inc.
 COMMERCIAL DIVISION

Project: Providence Road West / Elm Lane West Commercial Center
 Sheet Title: Zoning Plan Amendment/ Rezoning Plan

V.P. In Charge: VRETOS
 Project Architect/Job Captain
 Drawn By: GAMBLE
 Date Drawn:
 Cadd Dwg. Name:
 Revisions:
 No. 1 Date 11-92
 No. 2 Date 9-92
 No. 3 Date 10-92
 Issue Date: 6-92

Project Number: 03-2640-00
 Sheet: RZ-1