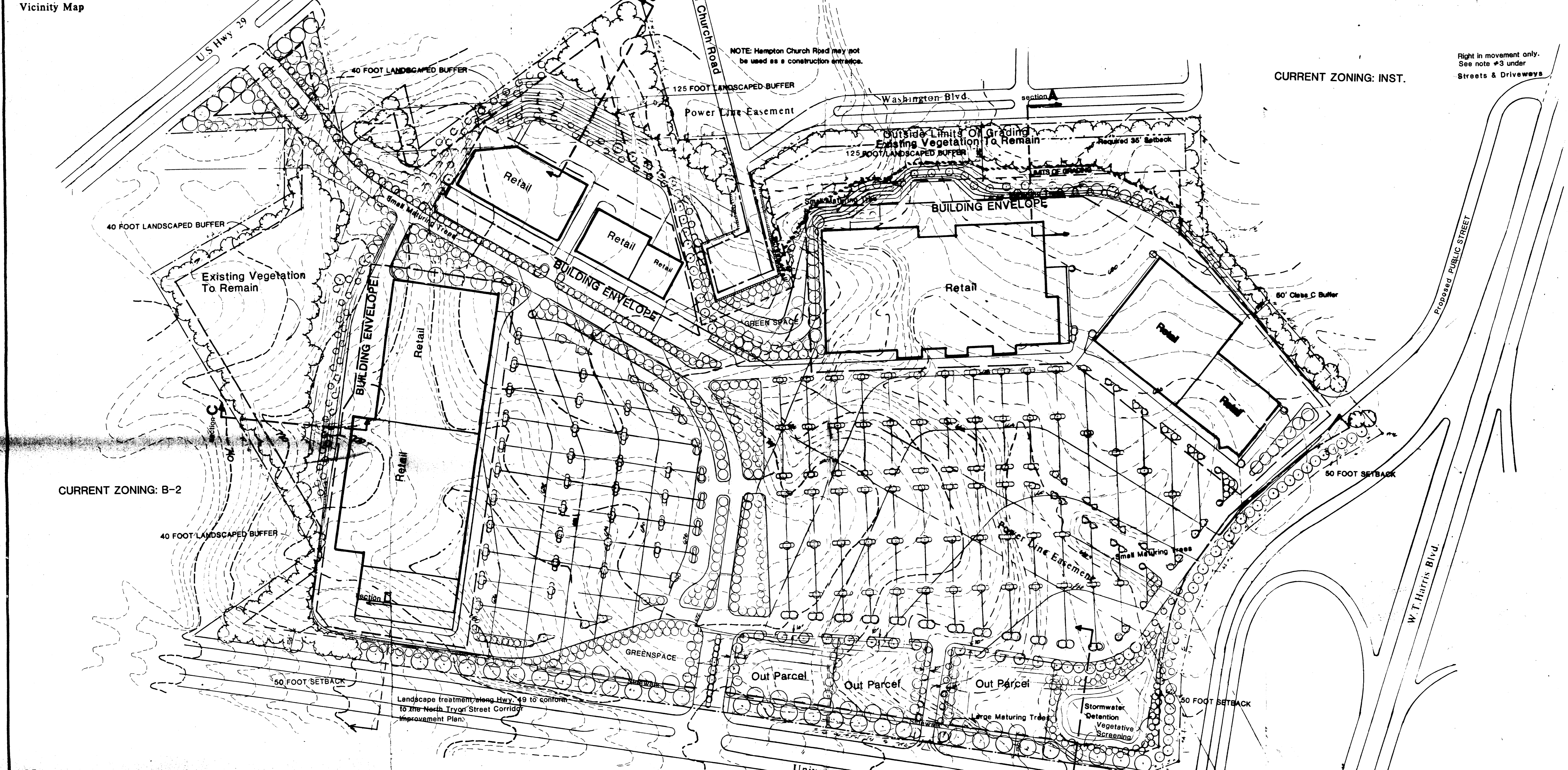


Petitioner:
The Foundation of the University of North Carolina at Charlotte, Inc.
1000 Two First Union Center
Charlotte, NC 28202

Architect:
Little & Associates Architects, Inc.
2815 Westwood Drive
Charlotte, NC 28217
(704) 373-6330

Site Data:
Existing Zoning: (R-3) Business District (R-3) Single Family Residential (R-3) Single Family Residential (R-3) Institutional District
Proposed Zoning: (CC) Commercial Center District
Gross Acreage: 79.46 Acres
Gross Building Area: 540,908 Square Feet
Parking Required (540,908 / 250): 2164 Spaces
(One space per 250 square feet of gross building area)
Parking Provided: 2089 Spaces



Notes:

GENERAL PROVISIONS: All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the Commercial Center Zoning District Classification (CC) shall be followed in connection with development taking place on the Site. The building configuration, placement, and size 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 layout may also be modified to accommodate final building location. Vehicular circulation may occur in the building envelope. Turning radii shall be constructed 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 CC Zoning District.

BUFFERS: Buffers established on this Rezoning Plan along the northern and western margins of the Site shall conform to the standards 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 right-of-way for a building setback, 50 feet off the right-of-way of the W.T. Harris Boulevard east ramp and a minimum of 50 feet of the right-of-way of NC Highway 49.

LANDSCAPING & SCREENING:

- Screening shall conform with the standards and treatments specified in Section 12.302 of the Ordinance.
- All tree planting will meet or exceed the requirements of the City of Charlotte's Tree Ordinance.
- No parking areas or buildings will be allowed in any buffer or setback areas.
- Where existing vegetation is required to be preserved, it will be protected in accordance with Charlotte's Stormwater Management Standards.

PARKING:

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

LIGHTING:

- A uniform lighting system will be employed throughout the Site.
- All direct lighting within the Site will 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 property of the Site. Items for consideration will include: fixture, canopy, angle, color, energy efficiency, and shielding of sources of light, the extent being to eliminate glare without adjacent streets and parking.

SIGNS:

- A master sign and symbol system will be adopted and implemented throughout the Site.
- All signs placed on the Site will be erected in accordance with the requirements of the Charlotte Sign Ordinance.
- Permanent detached object identification signs and directional signs may be located along NC Highway 49 and NC Highway 29.
- Temporary signs may be located along NC Highway 49 and W.T. Harris Boulevard, but must be removed no later than 90 days after issuance of the final Certificate of Occupancy covering any improvements constructed within the Site.

FIRE PROTECTION:

- Adequate fire protection in the form of fire hydrant will be provided to the Fire Marshal's satisfaction. 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 exceed one story in height, or except 40 feet in height.
- All dumpster areas will be screened in accordance with the requirements of the Ordinance. Dumpster areas shall be enclosed on all four sides by a fence and a liquid area which are constructed of brick and wood unless one or more sides of the dumpster area adjoin a road or a building, in which case the rear wall will be substituted for a full fence along each side.
- The Petitioner commits to design and construct the front and side elevations of the shopping center such that their appearance will be similar to the front elevation prepared by Little & Associates Architects, a copy of which has been submitted as a part of this petition and filed "Exhibition". Final dimensions and location of design features may change to satisfy tenant requirements.
- The proposed material used for these front and side elevations will be brick and may have stone or stone-like material.
- The roof of the shopping center will be constructed of concrete block and painted to match the color of the predominant material used in the construction of the front and side elevations.
- The design of the buildings constructed within the Outparcels will be consistent with the shopping center architectural design, including type and color of the roof and materials.
- All mechanical equipment, including roof top equipment will be screened from view.

STORMWATER MANAGEMENT: Stormwater runoff from the Site will be managed through a variety of proven techniques which satisfy the standards imposed by City of Charlotte.

- The stormwater detention area will be covered by landscape treatment consisting of new and existing vegetation.

UTILITIES:

- Outcrops will be screened and a 10' landscaped area will be established between driveway and adjacent parking.
- The placement of the front, side and rear elevations of each building shall within an approved site plan be similar to the four elevations prepared by Little & Associates Architects, a copy of which has been submitted as a part of this petition and filed "Exhibition". Final dimensions and location of design features may change to satisfy tenant requirements.

STREETS & DRIVEWAYS:

- The roadway improvements at each driveway into the Site will be made by the Owner at the expense of the improvements required by Petitioner's staff.
- The placement of the front, side and rear elevations of each building shall within an approved site plan be similar to the four elevations prepared by Little & Associates Architects, a copy of which has been submitted as a part of this petition and filed "Exhibition". Final dimensions and location of design features may change to satisfy tenant requirements.
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APPROVED BY CITY COUNCIL
DATE: 2/15/93
92-67

Scale: 1" = 100'-0"
FOR PUBLIC HEARING (revised 1-8-93)
(Revised 2-16-93)

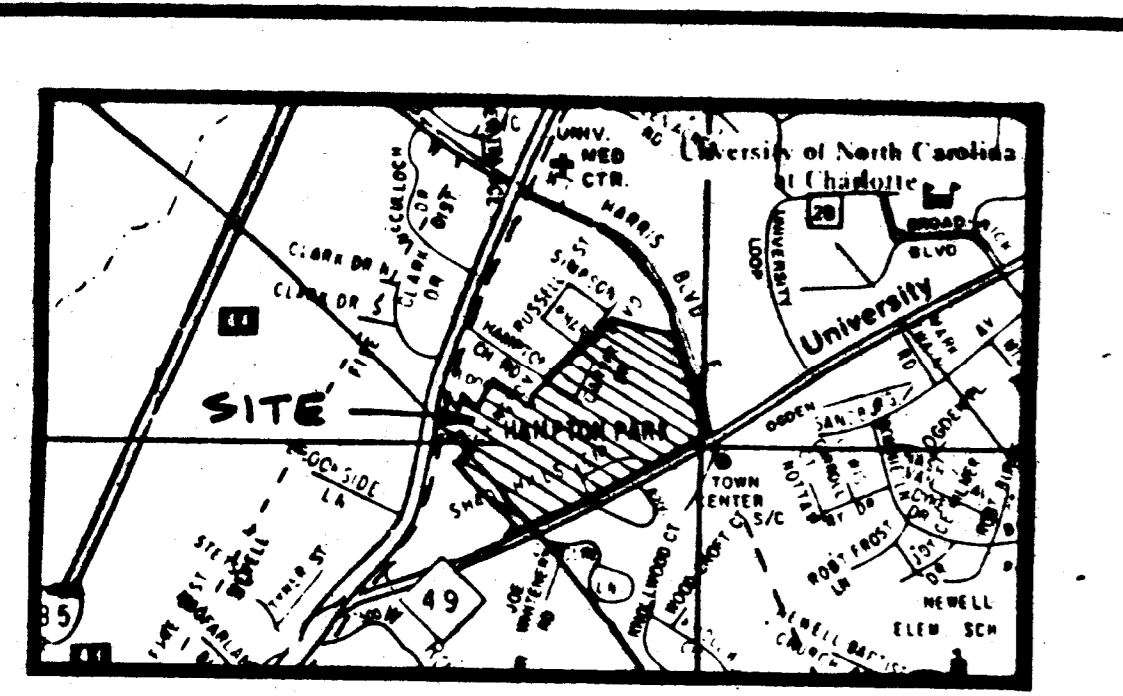
Little & Associates Architects

The Crosland Group, Inc. COMMERCIAL DIVISION

REZONING PLAN

Retail Center
W.T. Harris Blvd. & N.C. Hwy. 49

2417-02
RZ-1a



Adjacent Property Owners:

1. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	2. SOUTH CENTRAL OIL COMPANY, 1100 W. HARRIS BLVD., CHARLOTTE, NC 28203	3. NEW HAMPTON PRESBYTERIAN CHURCH, 1000 W. HARRIS BLVD., CHARLOTTE, NC 28203	4. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	5. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	6. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	7. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	8. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	9. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	10. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	11. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	12. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	13. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	14. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	15. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	16. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	17. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	18. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	19. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	20. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	21. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	22. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	23. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	24. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	25. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	26. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	27. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	28. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	29. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	30. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	31. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	32. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	33. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	34. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	35. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	36. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	37. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	38. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	39. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	40. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	41. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	42. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	43. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	44. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	45. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	46. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	47. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	48. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	49. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204	50. 101 ELIZABETH AVENUE, CHARLOTTE, NC 28204
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APPROVED BY CITY COUNCIL
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92-67

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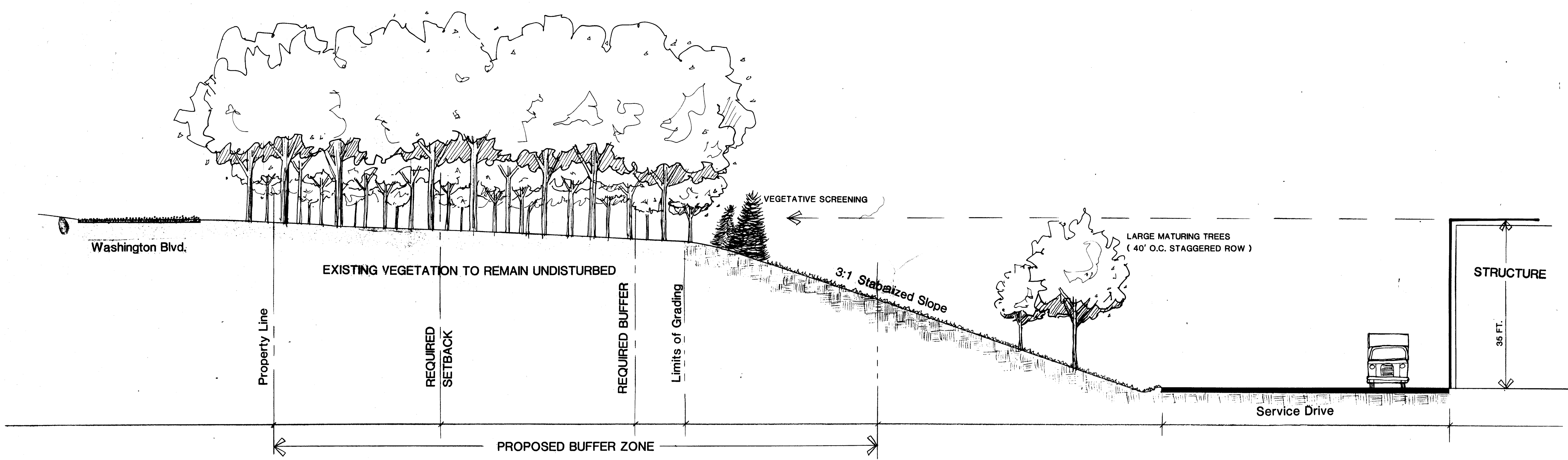
Little & Associates Architects

The Crosland Group, Inc. COMMERCIAL DIVISION

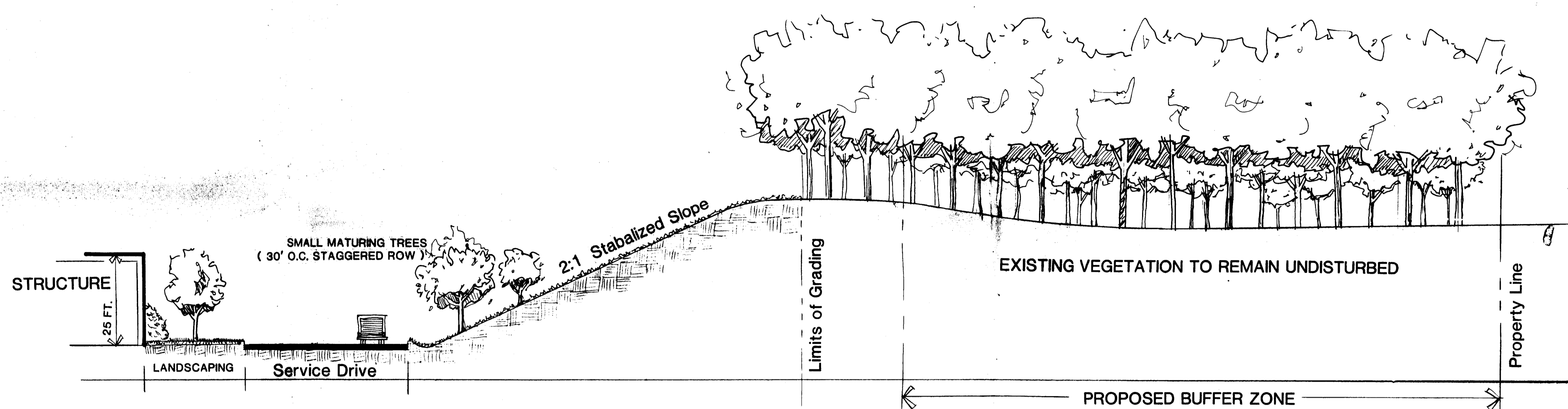
REZONING PLAN

Retail Center
W.T. Harris Blvd. & N.C. Hwy. 49

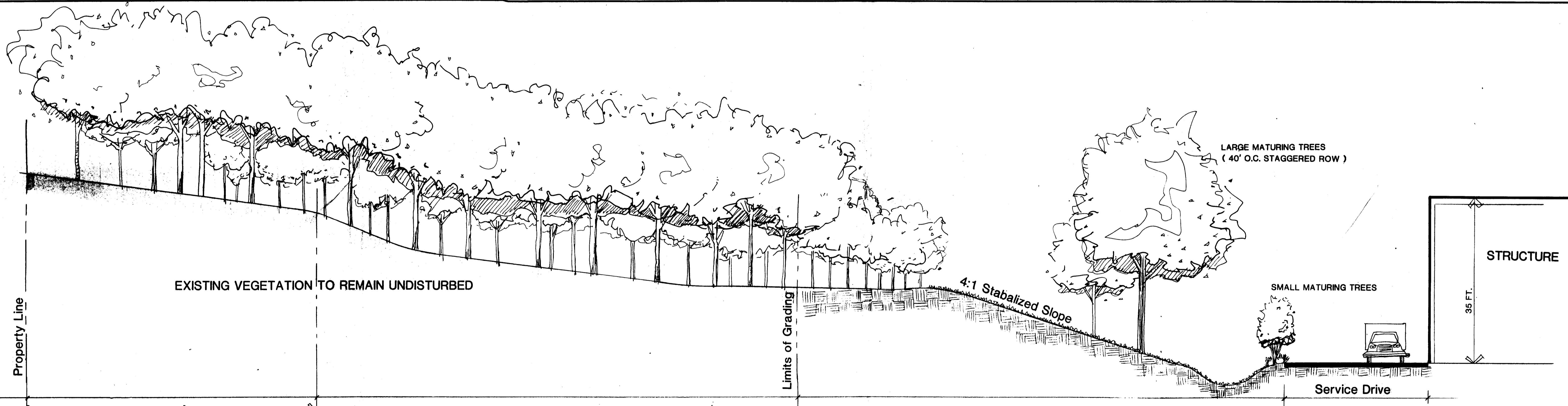
2417-02
RZ-2a



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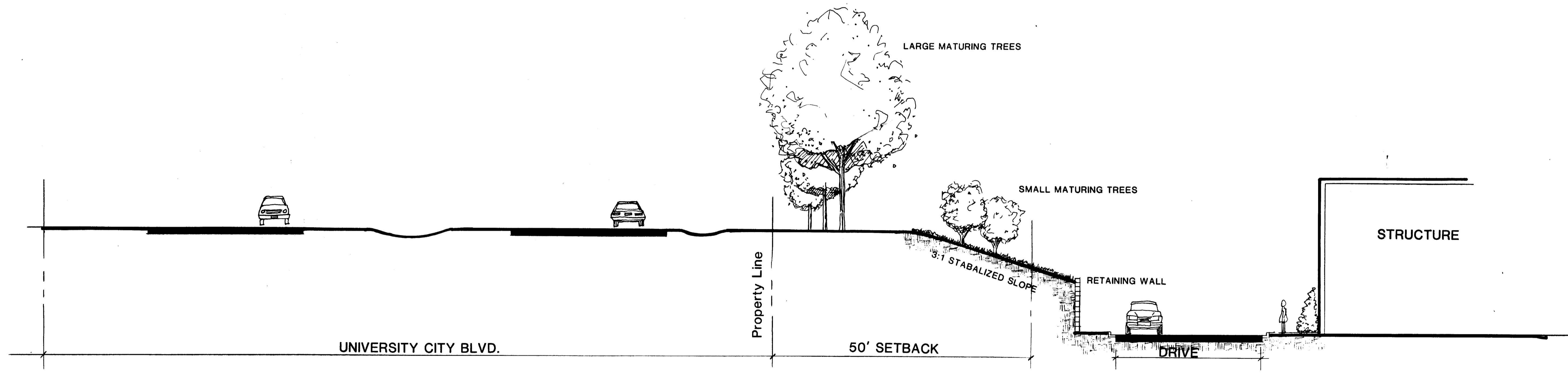


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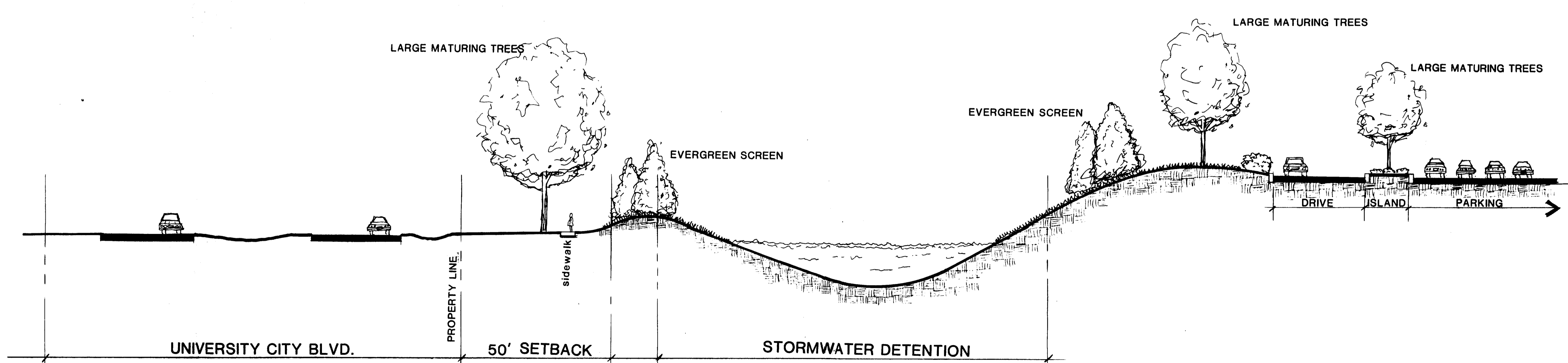


SECTION C
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FOR PUBLIC HEARING (revised 1-8-93)

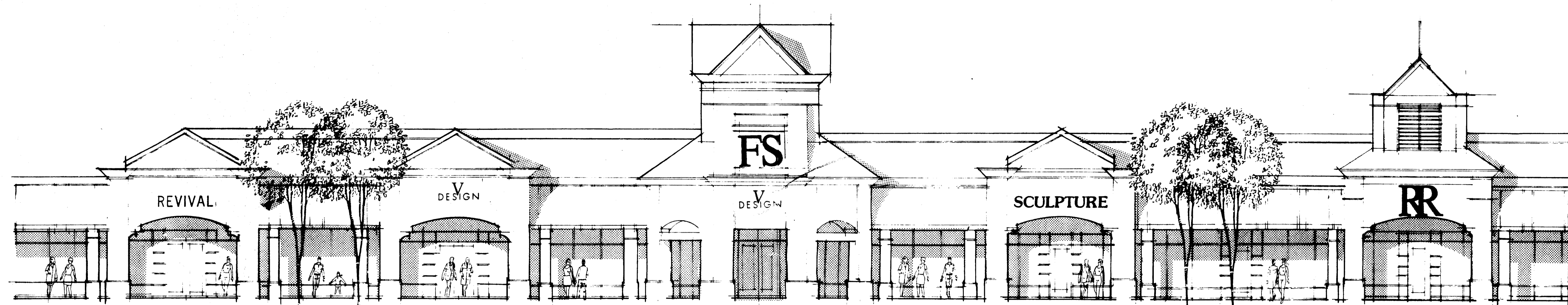


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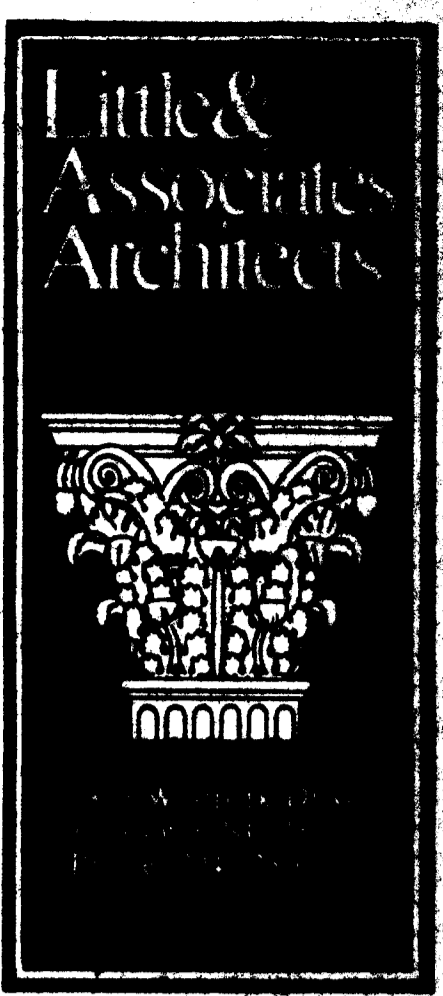
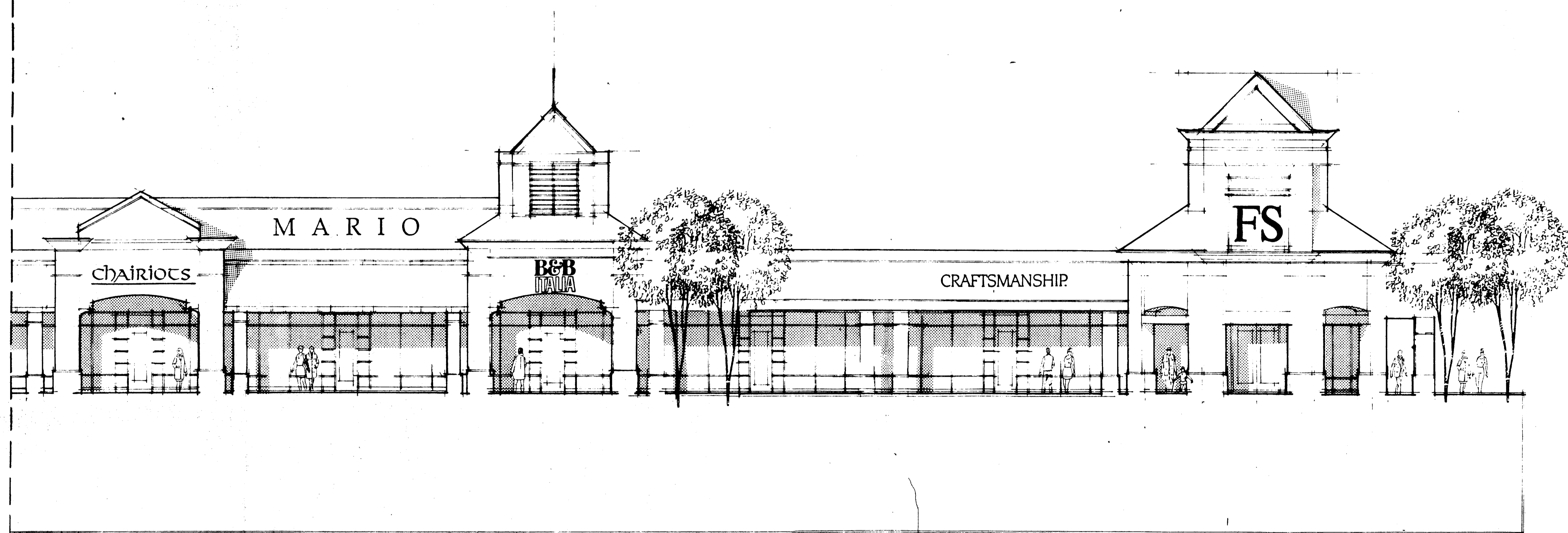


SECTION E
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FOR PUBLIC HEARING 1-8-93

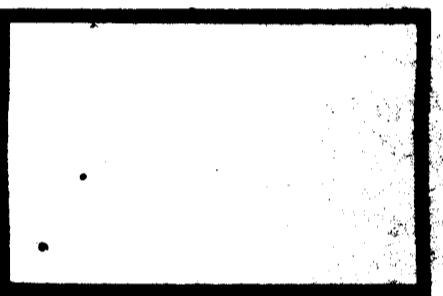


match line



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The Crosland Group, Inc.
COMMERCIAL DIVISION



Project: Retail Center
W.T. Harris Blvd. & N.C. Hwy. 49
Sheet Title: REZONING PLAN
ELEVATIONS

VR In Charge
Project Architect/Job Captain
Drawn By
Date Drawn
Cadd Dwg. Name

Revisions

No.	Date	Description

Issue Date

Project Number
2417-02
Sheet
RZ-5a

FOR PUBLIC HEARING

1-8-93