

DEVELOPMENT STANDARDS:

PART I
Commitment
 Development of the real estate identified on the accompanying Technical Data Sheet prepared by Little & Associates Architects, Inc. (L&A), 1995 consisting of 51.37 acres, more or less (50.797) and its individual components will be governed by the conditions of these Development Standards, the Technical Data Sheet and the applicable provisions of the Mecklenburg County Zoning Ordinance (the "Ordinance"). The applicant hereby certifies that the development proposed herein complies with the Ordinance and the applicable provisions of the Mecklenburg County Zoning Ordinance.

The building configurations, placements and uses shown on Sheet RZ-2, which accompany this Rezoning Petition, are intended to be consistent with the Ordinance and may be altered and/or modified during design development and construction phases within the maximum building area established on this Rezoning Plan. Parking layouts may also be modified to accommodate final building configurations.

PART II
Statement of Intent
 It is the intention of the Petitioner to create within the Site a high quality, mixed-use development offering shopping and housing opportunities.

PART III
Permitted Development Within the Site
 Section 1. Parcel I - Shopping Component
 Parcel I consists of the existing Camfield Corners Neighborhood Shopping Center containing 8.16 acres, more or less, and a small adjoining 1.83 acre tract. This shopping component fronts on the western side of Providence Road West/Em Lane West.

(a) Parcel I may be developed to any use (including any accessory use) which is permitted by right or under prescribed conditions in the B-1 Zoning District under the Ordinance.
 (b) The total gross floor area of all buildings constructed within Parcel I cannot exceed 70,000 square feet (including buildings).
 Section 2. Parcel II - Planned Multi-Family Residential Component
 This Planned Multi-Family Residential component contains 13.53 acres, more or less, and adjoins the shopping component to the south. This Parcel, together with a portion of the property covered by Rezoning Petition No. 95-27(C), will be planned and developed with a unified design of buildings and coordinated common open space and service areas.
 (a) No more than 82 residential units may be developed within Parcel II.
 (b) The residential component may be developed to any use (including any related or accessory use) which is permitted by right or under prescribed conditions in the R-12MF (Residential) District under the Ordinance.
 (c) Temporary signs may be installed on Parcel II where allowed by the Ordinance. Moreover, where signs are installed on Parcel II, identification signs may be installed on Parcel I at the corner of Providence Road West and Camfield Street.
 Section 3. Parcel III - Planned Multi-Family Residential Component
 This Planned Multi-Family Residential component contains 21.47 acres, more or less, and is generally located to the east and west of Parcel I. This Parcel will be planned and developed with a unified design of buildings and coordinated common open space and service areas.
 (a) No more than 190 residential units may be developed within Parcel III.
 (b) This residential component may be developed to any use (including any related or accessory use) which is permitted by right or under prescribed conditions in the R-12 MF (Residential) Zoning District under the Ordinance.
 (c) Temporary signs may be installed on Parcel III where allowed by the Ordinance. Moreover, where signs are installed on Parcel III, identification signs may be installed on Parcel I at the corner of Providence Road West and Camfield Street.

PART IV
Transportation Commitments
 Section 1. Transportation Commitments
 (a) The owners of Parcel I and Parcel II agree to dedicate the additional land necessary to provide a 35 foot wide right-of-way for Em Lane West on the western side of its existing centerline (as depicted on the Technical Data Sheet) prior to the issuance of any new building permit for either Parcel I or Parcel II. This portion of Em Lane West will also be improved by widening to a commercial street width and installing curb, gutter and sidewalk, with the understanding that the owners will not be required to replace existing pavement.
 (b) A left turn lane will be installed along Providence Road West at the intersection of Providence Road West and Camfield Street, either by restricting existing pavement or other methods, provided that adequate right-of-way is available.
 (c) A right-in/right-out only access will be installed along Em Lane West until the Providence Road West intersection is constructed, at which time the access will be converted to a full service access with a left turn lane to be installed along Em Lane West.

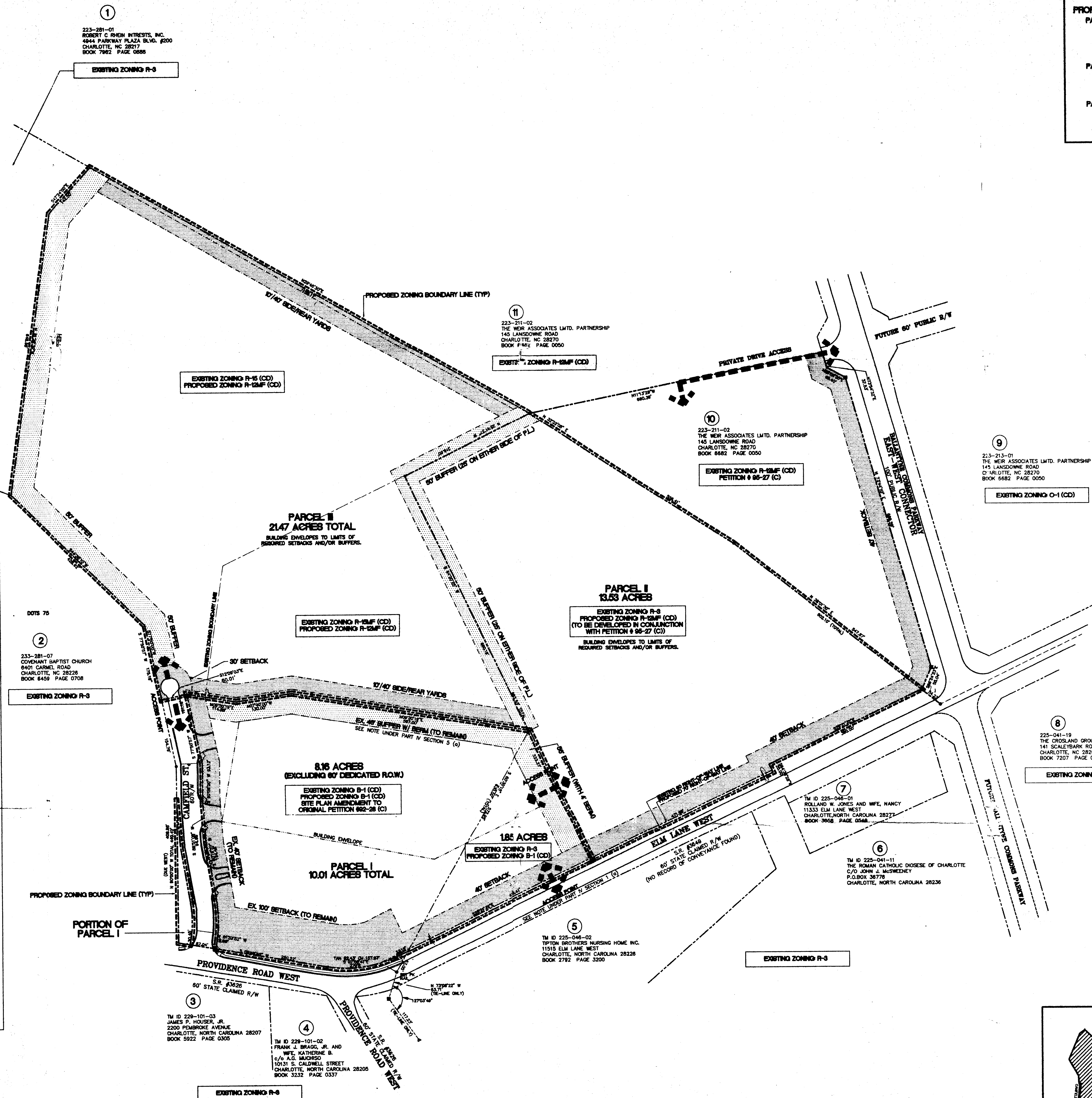
PART V
Design Guidelines
 Section 1. Yard Restrictions
 In every instance, the side yard, setback and rear yard requirements imposed under the Ordinance will be satisfied with respect to development taking place within each Component of the site.
 (a) The number of vehicular access points to each Parcel will be limited to those shown on the Technical Data Sheet and each will be located in the general areas depicted.
 Section 2. Access Points
 (a) The placement and configuration of each access point and driveway within the Site are subject to any modifications required to accommodate the 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.
 Section 3. Storm Water Management
 Storm water on each Parcel will be managed strictly in accordance with the requirements of Mecklenburg County.
 Section 4. Provisions Applicable to Parcel I
 (a) Setbacks: Building setbacks shall be a minimum of 100' off the right-of-way for Providence Road West and Em Lane West and a minimum of 40' off all other property lines. In addition, the existing above-ground backflow preventor will be relocated behind the setback as required by the Ordinance.
 (b) Parking: Each of the parking areas depicted on the Sheet RZ-2 may vary in size and location, but in all cases, the parking areas shall meet the minimum standards established under the Ordinance. Parking areas may be constructed inside and outside of the building envelopes.
 (c) Lighting: A uniform lighting system will continue to be employed throughout the Parcel. All direct lighting within the building shall be designed such that direct illumination does not extend past the property lines. Consideration will be given to the impact of lighting, both within and without the perimeter of the site, on the eyesight of the general public and on the height of the light sources above the existing light standards within the parcel.
 (d) Signs: A master signage and graphic system will be adopted and implemented throughout the Parcel. All signs placed on the property shall be erected in accordance with the Ordinance. Permanent project identification signs and directional signs may be located along Providence Road West and Em Lane West, on this parcel within the setbacks established on this plan, but must be removed no later than 90 days after issuance of the final Certificate of Occupancy for space within the proposed addition to the existing shopping center. Existing pylon sign will remain as allowed by the Ordinance.
 (e) Fire Protection: Adequate fire protection in the form of fire hydrants will be provided to the fire hydrant 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 200' of any building constructed on the parcel.
 (f) Architectural Control: No building constructed on the Parcel will contain more than 1 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 adjoins a rear of a building. In this case, the rear wall will be substituted for the fence along such side.

Section 5. Buffer Areas
 (a) Exterior buffer areas will be established in accordance with the specifications provided on the Technical Data Sheet. The Petitioner reserves the right to seek a variance from the buffer requirements under the Ordinance for the width of the buffer according to the rear of the existing shopping center (Parcel I) from the multi-family residential area (Parcel II) by utilizing alternative methods which will satisfy the Ordinance. All other buffer areas, of a minimum, shall be in accordance with the Ordinance.
 (b) Buffer areas are to remain as open space, except to the extent necessary to accommodate pedestrian and bicycle pathways, access points, grading, berms, walls, fences, signs and graphics, lighting fixtures, drainage, utility lines and facilities.
 (c) In all buffer areas where existing trees and natural vegetation have been cleared to accommodate walls, berms, fences, grading, signs, graphics and the installation of utility construction, the cleared, unpaved areas will be landscaped in accordance with the provisions of Section 12.302 of the Ordinance.

Section 7. Landscaping and Screening
 (a) Landscaping and screening shall, at a minimum, satisfy the requirements of the Ordinance.
 (b) Landscaping within the Site will be planted and improved in sequences which are keyed to the development taking place within each Parcel.
 (c) All parking lots will be landscaped in accordance with the Ordinance.

Section 8. Amendments to the Rezoning Plan
 Future amendments to the Technical Data Sheet and these Development Standards involving one or more of the three component Parcels may be applied for by the then owner or owners of the Parcel or Parcels involved in accordance with the Ordinance.

PART VI
Blending Effect of the Rezoning Application
 Section 1. If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless otherwise provided in the Ordinance, be binding upon and inure to the benefit of the Petitioner and each of the Owners and their respective heirs, devisees, personal representatives, successors in interest and assigns.
 Section 2. Throughout this Rezoning Petition, the terms "Petitioner", "Owner" or "Owners", shall with respect to each Parcel, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of each of the Owners of the three component Parcels comprising the Site who may be involved in the development of the Site from time to time.



SITE DATA	
EXISTING ZONING:	B-1 (CC) AND R-3 (C)
PARCEL I:	R-12MF (CC) AND R-1 (CC)
PARCEL II:	
PARCEL III:	
PROPOSED ZONING/DEVELOPMENT:	
PARCEL I:	B-1 (CC) SITE PLAN AMENDMENT TO ORIGINAL PETITION # 95-28 (C). TOTAL ACRES: 8.16 ACRES TOTAL BUILDING AREA ALLOWED: 70,000 SF
PARCEL II:	R-12MF (CC) TOTAL ACRES: 13.53 ACRES TOTAL NUMBER OF UNITS ALLOWED: 82
PARCEL III:	R-12MF (CC) TOTAL ACRES: 21.47 ACRES TOTAL NUMBER OF UNITS ALLOWED: 190

PETITIONER:
 THE CROSLAND GROUP, INC.
 125 SCALEYBARK DRIVE
 CHARLOTTE, NORTH CAROLINA 28209
 (704) 523-0272

ARCHITECT:
 LITTLE & ASSOCIATES ARCHITECTS
 5815 WESTPIKE DRIVE
 CHARLOTTE, NORTH CAROLINA 28217
 (704) 525-6350

APPROVED BY CITY COMMISSION
 DATE: December 19, 1995
 95-50(C)

Little & Associates Architects
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 Charlotte, NC 28217
 704-525-6350
 704-525-7889 fax

THE CROSLAND GROUP, INC.
 125 Scaleybark Road
 Charlotte, NC 28209
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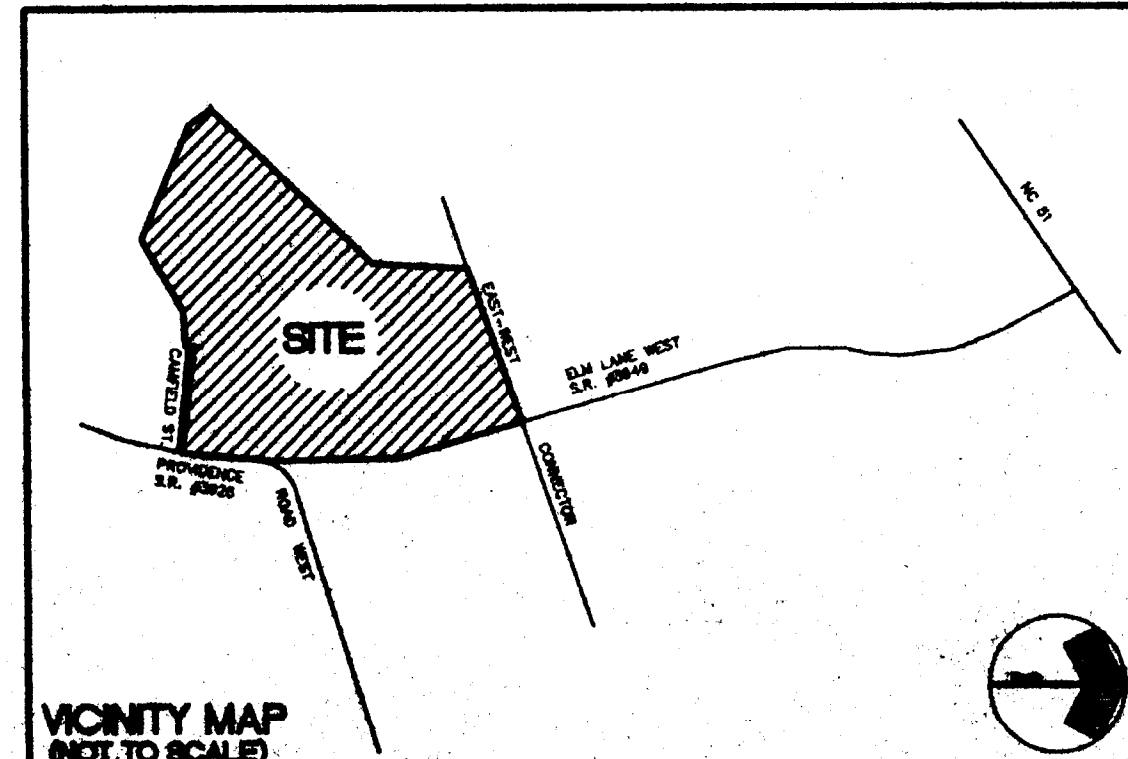
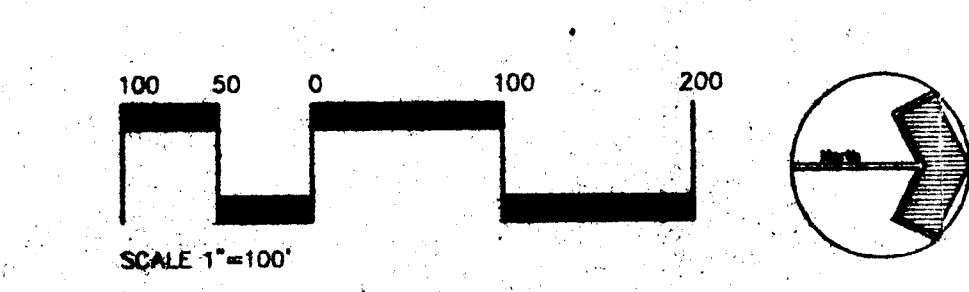
CAMFIELD CORNERS
REZONING PLAN
TECHNICAL DATA SHEET

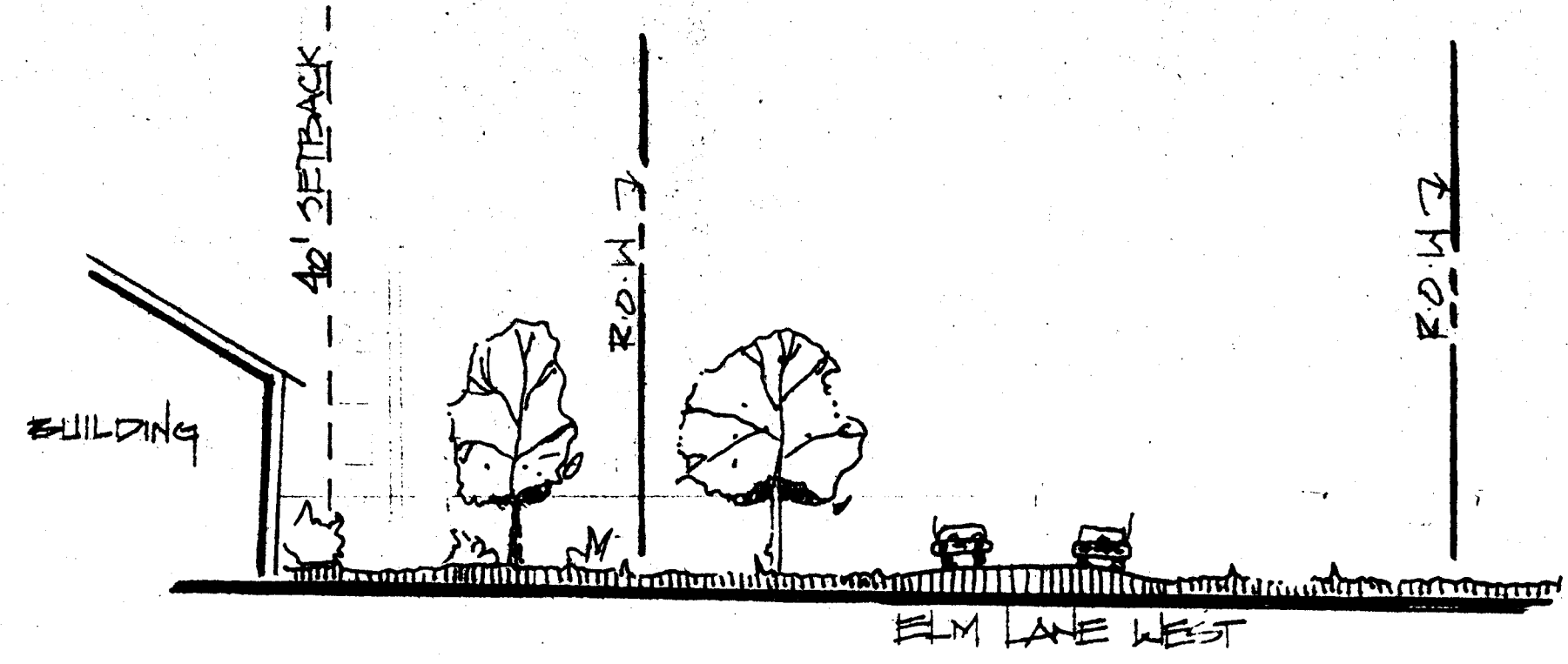
Project: _____
 Sheet: _____

V. P. in Charge
 GREGORY D. DUBOIS
 Project Architect/Job Captain
 CAMBLE
 Drawn By: _____
 MAJORS
 Date Drawn: _____
 31 AUGUST 1995
 CAD/Dep. Name: _____
 30x42-5271 1"=100'
 Revisions:
 No. 1 Date 10/11/95
 No. 2 Date 11/23/95
 No. 3 Date 1/18/96
 No. _____
 No. _____
 No. _____
 No. _____
 No. _____
 No. _____
 No. _____
 No. _____
 Issue Date: 1 SEPT. 1995

Project Number:
03-3849-00
 Sheet Of _____
RZ-1 2

PETITION 95-50(C)



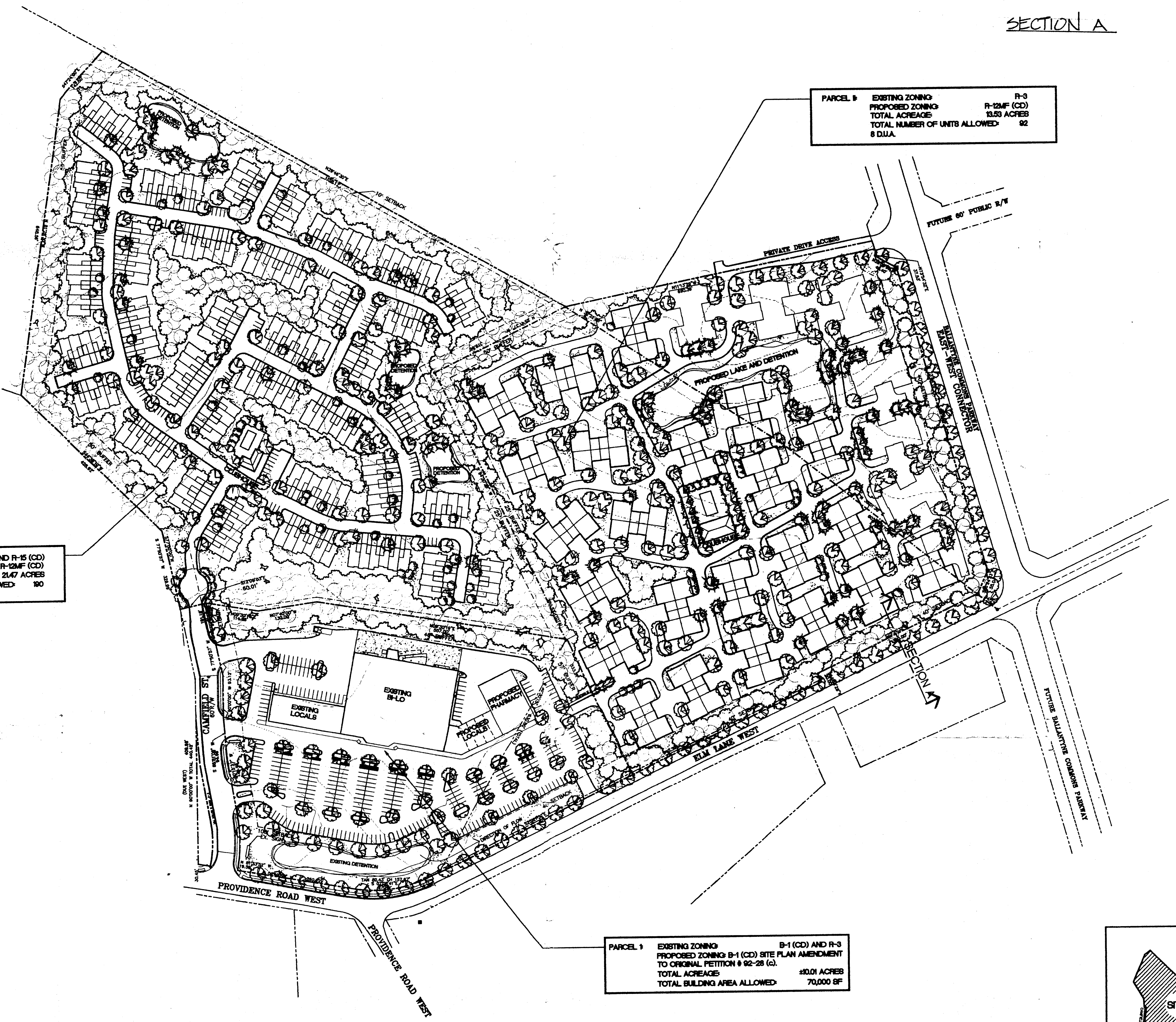


SECTION A

PARCEL # 2
 EXISTING ZONING: R-3
 PROPOSED ZONING: R-12MF (CD)
 TOTAL ACREAGE: 13.53 ACRES
 TOTAL NUMBER OF UNITS ALLOWED: 92
 8 D.U.A.

PARCEL # 3
 EXISTING ZONING: R-12MF (CD) AND R-15 (CD)
 PROPOSED ZONING: R-12MF (CD)
 TOTAL ACREAGE: 21.47 ACRES
 TOTAL NUMBER OF UNITS ALLOWED: 190
 10 D.U.A.

PARCEL # 1
 EXISTING ZONING: B-1 (CD) AND R-3
 PROPOSED ZONING: B-1 (CD) SITE PLAN AMENDMENT
 TO ORIGINAL PETITION # 92-28 (c).
 TOTAL ACREAGE: 49.01 ACRES
 TOTAL BUILDING AREA ALLOWED: 70,000 SF



Little & Associates Architects
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THE GROSLAND GROUP, INC.
 126 Scalesboro Road
 Charlotte, NC 28209
 704/625-0272

Project

CAMFIELD CORNERS
 REZONING PLAN
 SCHEMATIC SITE PLAN

V. P. in Charge
 GORPOLD
 Project Architect/Job Captain
 CAMBLE
 Drawn By
 MAJORS / HENSON
 Date Drawn
 31 AUGUST 1995
 CAD Draw Name
 3849-022
 1"=100'
 Revisions
 No. 1 Date 10/11/95
 No. 2 Date 11/23/95
 Issue Date 1 SEPT. 1995

Project Number
 03-3849-00
 Sheet Of
 RZ-2 2

PETITION 95-50(C)

