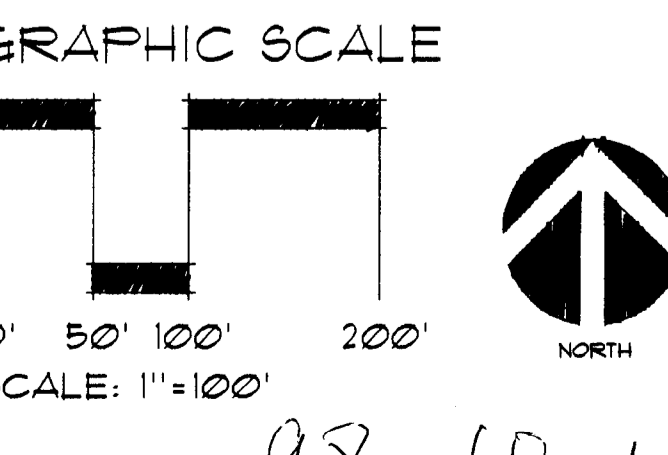


APPROVED BY COUNTY COMMISSION
DATE 5/13/97

PETITION No. 97 - 15(c)
AS FOR PUBLIC HEARING

B1 (CD) / INST (CD) REZONING PLAN

JANUARY 27, 1997
REVISED: MARCH 21, 1997



CURRENT ZONING: R-9PUD
PROPOSED ZONING: B1 (CD)/VILLAGE CENTER W/ DAY CARE - 8.3 AC
INSTITUTIONAL (CD)/ASSISTED CARE - 4.0 AC

VILLAGE CENTER - 25,850 SF PROPOSED
DAY CARE - 8,500 SF PROPOSED (200 CHILDREN)
ASSISTED CARE - 92 BEDS PROPOSED, 3 STORIES, MAX.

- POSSIBLE RETAIL USES IN VILLAGE CENTER**
(Subject to change upon market needs, but may include the following):
- Restaurant / Cafe
 - Boutiques
 - Pharmacy/ Drug Store
 - Day Care
 - Galleries
 - Bakery
 - Bank
 - Grocery
 - Salon/Barber
 - Offices
 - Clinic
 - Florist
 - Laundry
 - Optician
 - Post Office
 - Print Shop
 - Photo Shop
 - Studios
 - Veterinarian
 - Card Shop
 - Jeweler
 - Doctor/Dentist

THE FOLLOWING NOTES APPLY TO BOTH THE B1 (CD) AND INSTITUTIONAL (CD) ZONING PARCELS:

ARCHITECTURE
While actual building design and materials have not been determined at this conceptual stage, it is anticipated that the character of the village center will reflect that of a small scale neighborhood center. Materials would reflect those already in use at Highland Creek such as brick and stone with wood accents. Roofs will be pitched with shingles.

The assisted care facility is anticipated to be similar in style and construction to the village center. Materials would reflect those already in use at Highland Creek such as brick and stone. Roofs will be pitched with shingles.

BUFFER TREATMENTS
Buffers will be comprised of natural vegetation and/or increased landscaping to provide a smooth transition between uses. Buffers, as shown, will not be reduced with walls or fencing. Plant materials shall be massed and concentrated towards the property line. At least 25% of the trees shall be evergreen and 40% shall be large maturing. All treatments will be in accordance with section 12.302 of the Mecklenburg County Zoning Ordinance.

No storm water detention will occur within setbacks or buffers. Stormwater detention shall be provided offsite in the previously approved original detention system.

LANDSCAPE TREATMENT
All front, rear, and side yard areas disturbed or graded to create the development pad for buildings or parking will be landscaped and maintained by the property owner. A continuation of streetscape grading, berming and landscaping will be employed to screen parking areas from roadways.

Within parking areas, trees shall be installed at a rate of one per every five parking spaces, randomly dispersed. All trees shall be a minimum of 3" caliper at installation. All reasonable efforts will be made to retain existing tree cover. The minimum tree size for areas outside parking areas shall be 2 1/2" caliper.

Low hedges, berms, fences, or walls shall be placed in front of parking areas to screen parked vehicles, but shall not exceed four (4) feet in height.

All dumpsters shall be provided with a solid enclosure with gates.

All screening treatments will be in accordance with section 12.303 of the Mecklenburg County Zoning Ordinance.

LIGHTING AND SIGNAGE
Exterior lighting will be used to accent entrances and special features, roadways, parking, and pedestrian corridors. Intensity will be no greater than required for automobile and pedestrian safety. Light sources will be of a concealed type or ornamental visible type. Parking lot lighting will be "cut-off" luminaire design to avoid light trespass on adjacent properties. Maximum height of light fixtures shall be 15 feet. Uplighting of trees and fountains, accent lighting of shrubs, entrances, and pathways and silhouette lighting may be used to create special effects in high design areas.

Site signage standards will be established to create a coordinated graphic program that provides for village center identification and directional communication in a distinctive and aesthetically pleasing manner. The coordinated graphic program will be an extension of the Master Sign Program already established for Highland Creek. Two freestanding signs with a maximum height of 12 feet and a maximum of 50 square feet of sign face are anticipated for the B1 (CD) parcel.

ADJACENT OWNERSHIP
All property adjacent to the proposed B1(CD) and Institutional(CD) designations is currently owned by AG Land Associates LLC.

PARKING
All parking shall be provided in accordance with section 12, part 2 and table 12.202 of the Mecklenburg County Zoning Ordinance.

NOTE:
Plans and drawings are preliminary representations of the design intent, building configuration, and parking layout are subject to change due to field and market conditions and developer direction. Changes in the design intent shall not change buffer, landscape, lighting, signage, or parking requirements as approved under this plan or as per the Mecklenburg County Zoning Ordinance. Final plans shall be submitted to Engineering for final plan approval prior to construction.

All site elements shall comply with the Highland Creek development plan and design review guidelines.



Haden Stanziale
Planners & Landscape Architects

1919 South Boulevard, Suite 102
Trolley's End
Charlotte, North Carolina 28203
Ph : (704) 373 0534 Fax : (704) 342 0251

98 10 C