

LOCATION MAP

EXPO DESIGN CENTER/WENDY'S RESTAURANT

Unless more stringent standards are established by the Technical Data Sheet or these development standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the B-2 zoning district classification shall be followed in connection with development taking place on the Site.

The configuration, placement, and size of the Expo Design Center, as outlined on this Technical Data Sheet, is believed to be final. However, in order to provide for some flexibility, minor alterations may be allowed as provided below under Architectural Controls. Parking layout may also be modified to accommodate final building location.

2. Permitted Uses

(a) The Site may be devoted to retail, restaurant and office uses, including any accessory use, as permitted under the Ordinance by right or prescribed conditions. Outdoor sales are allowed in accordance with the Ordinance. However, no outdoor storage will be allowed.

(b) The gross floor area of all buildings constructed on the site may not exceed, in the aggregate, 100,000 square feet. Of this total, approximately 3,400 square feet is contained within the existing Wendy's restaurant on the Site.

3. Setback, Side and Rear Yards

All buildings constructed on the site shall satisfy or exceed the setback, side and rear yard dimensions established under the Ordinance for the B-2 district. The Expo Design Center will be considered to be part of a unified development plan in conjunction with the existing Wendy's restaurant. As such, setbacks and/or yards are not required between the Wendy's restaurant and the Expo Design Center.

(a) Walkways and pedestrian crossings will be installed throughout the Site in the manner generally depicted on the Schematic Site Plan.

(b) A pedestrian promenade will extend from Independence Boulevard to the Expo Design Center along the alignment generally depicted on the Technical Data Sheet. The width of the promenade at any point will dimension at least 14 feet. The promenade will include a five foot serpentine sidewalk with meandering planting strips on either side of the sidewalk. The width of the planting strips will vary due to the serpentine curve of the promenade. However, in no instance will the width of the planting strip be less than one foot. Curbs stops will be provided between parking spaces and the planting strips along the sidewalk.

(c) Pedestrian amenities on the Site will include a pedestrian crosswalk extending from the front of the Expo Design Center to the future greenway along Little Sugar Creek generally as indicated on the Schematic Site Plan. The pedestrian crosswalk depicted on the Technical Data Sheet will be stamped concrete to simulate a brick pattern.

5. Architectural Controls

(a) The accompanying rendering of the Expo Design Center is intended to portray the basic character of each of the four elevations of the building.

(b) The first five feet above ground elevation of the westerly and creek side of the retaining/screen wall located along the westerly portion of the Site, as generally depicted on the Technical Data Sheet, will be brick veneer.

The Petitioner agrees to negotiate in good faith with the Mecklenburg County Parks and Recreation Department for the purchase and sale to the County for gree way purposes that portion of the Site which generally lies west of the parking area and retaining wall as depicted on the Technical Data Sheet. The Petitioner further agrees to refrain from developing any part of that property other than those improvements which are contemplated by the Technical Data Sheet. Petitioner, however, expressly retains the right to reserve easements over all or any portion of that area for drainage, any grading necessitated by the installation of the proposed retaining wall, sanitary sewer, waterlines, telephone and such other utility purposes and for purposes of providing access from the Expo Design Center to the greenway, as depicted on the Technical Data Sheet.

6. Screening and Landscaping

(a) Screening shall conform to the applicable standards of the Ordinance.

(b) Landscaping shall meet or exceed the landscaping specified on the Technical Data Sheet and meet or exceed the requirements of the City Code.

7. Service Zones and Mechanical Areas

(a) Building service areas, including trash and loading zones, will be appropriately screened from public view through the use of walls, fences, plant materials, grade changes, retaining walls or other

(b) Mechanical equipment or other utility hardware on the roofs of buildings will be screened or integrated into the architectural design so that the impacts of these elements are minimized. When located on the ground, such equipment will be screened through the use of walls, fences, plant materials, grade changes, retaining walls or other elements.

(a) Off- street parking will meet or exceed the minimum standards established under the Ordinance. (b) Improvements shown on the Wendy's restaurant parcei are subject to the owner's approval. If such approval cannot be obtained, Petitioner may satisfy any cff-street parking requirements for the Expo Design Center through an off-site lease as permitted under the Ordinance.

9. Signs and Lighting

(a) All signs placed on the Site shall be erected in accordance with the requirements of the Ordinance. (b) All outdoor lighting, including wall pak lighting, located to the rear of the Expo Design Center will be directed in a downward direction.

(c) All outdoor lighting fixtures erected within the Site will be designed such that direct illumination does not extend past any property line and the heights of such fixtures (including their bases) shall not exceed 30 feet in height. 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.

10. Storm Water Management

Storm water management will be in accordance with City of Charlotte Engineering Standards.

Adequate fire protection in the form of fire hydrants will be provided to the Fire Marshall's specifications. Plans for each building will be submitted in the Fire Marshall's office for approval before the construction of that building commences.

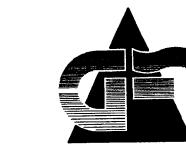
12. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and these Development Standards may be applied for the then owner or owners of the parcel or parcels within the Site involved in accordance with Chapter 6 of the Ordinance.

13. Binding Effect of the Rezoning Documents and Definitions

(a) If the Petitioner's Rezoning Petition is approved, the development program established under these Development Standards, the Technical Data Sheet and other supportive documents shall, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective heirs, devises, personal representatives, successors in interest and assigns.

(b) Throughout these Development Standards, the terms, "Petitioner" and "Owner," shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development



GREENBERG FARROW ARCHITECTURE

ARCHITECTURE ENGINEERING DEVELOPMENT

> 1755 THE EXCHANGE / ATLANTA, GEORGIA 30339 VOICE 770/303.1033 FAX 770/303.2335

PROJECT INFORMATION

SITE AREA 8.86 ACRES EXPO DESIGN CENTER 1.26 ACRES WENDY'S 10.12 ACRES TOTAL

BUILDING AREA

90,100 SF EXPO DESIGN CENTER 3,400 SF WENDY'S 6,500 SF 100,000 SF POSSIBLE FUT. RETAIL @ KINGS DR. TOTAL

PARKING SUMMARY

ISER	RATIO REQUIRED	SPACES REQ'D
XPO DESIGN CENTER	1 SP/250 SF	361
VENDY'S	1 SP/75 SF	<u>46</u>
	•	407

ZONING CLASSIFICATION

EXISTING ZONING B-2 (CD) PROPOSED ZONING

PROPOSED USES

RETAIL, RESTURANT, OFFICE

PETITIONER

HOME DEPOT U.S.A., INC.

TECHINICAL DATA SHEET REVISED 2/14/02

APPROVED BY CITY COUNCIL

DRAWING ISSUE/REVISION RECORD NARRATIVE

NEW SCHEME W/ WENDY'S PRELIMINARY LANDSCAPE PLAN REV. PER CITY COMMENTS REVISED PEDESTRIAN ACCESS REVISE ENTRANCE TO EXPO & PED. ACCESS OVERLAY SURVEY 02/26/02

SITE PLANNER SITE DEV. COORDINATOR R. E. MARKET R. E. AGENDA NAME

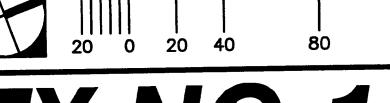
BRETT W. OLIVER CHUCK BORYSIAK NORTH CAROLINA CHARLOTTE

CHARLOTTE

Design Center NWC S. KINGS DR.

A HOME DEPOT COMPANY & INDEPENDENCE BLVD.

GFA PROJECT NUMBER 2000 0631.00





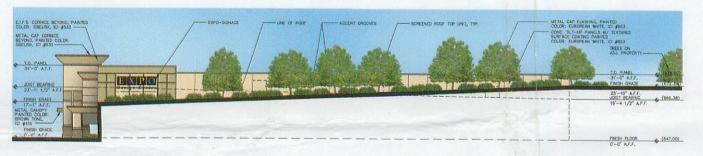
FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION