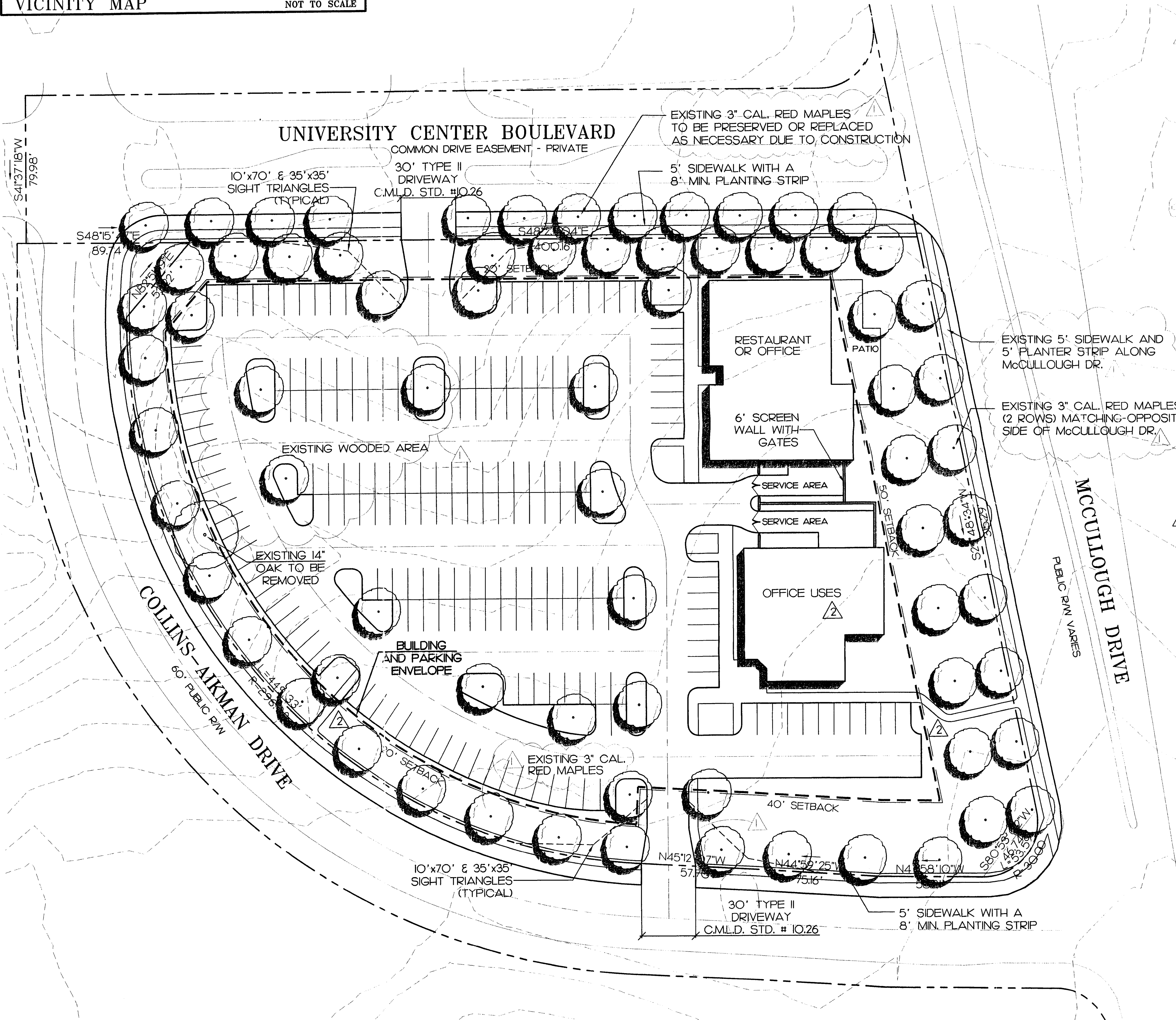


SITE DATA:

EXISTING ZONING: O-2 (CD)
 PROPOSED ZONING: B-1 (CD)
 SITE AREA: 3.21 AC.
 BUILDING AREA: 60,000 SQ. FT. MAX.
 PARKING PER ORDINANCE
 PROPOSED USES: ONE FREE STANDING RESTAURANT, OFFICE USES OR MULTIFAMILY USES SEE NOTE 9.

DEVELOPMENT STANDARDS

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement and size of individual site elements may be altered or modified within the limits prescribed by the ordinance, as provided for in Section 6.206(2), during the design development and construction phases within the building envelope line as shown on this plan.
2. Buffers, if required, will conform to the provisions of section 12.301.
3. Screening will conform to the provisions of section 12.303. Landscaped areas within the site will be improved as part of the overall site development. All garbage / trash disposal areas, dumpsters, etc. will be screened with a solid enclosure and gates.
4. Any detached lighting on the site will not exceed 30 feet in height and will be aimed into the site away from adjoining properties and public streets.
5. Signage on the site will be permitted in accordance with applicable ordinance provisions. Detached signs, if used, will be ground mounted, limited to 7 feet in height and 50 square feet in area.
6. Stormwater detention will comply with applicable Standards of Charlotte / Mecklenburg Stormwater Services and will not be allowed within any required setback area.
7. Parking will be provided at a rate that will meet or exceed the minimum requirements of the ordinance.
8. The building(s) proposed for the site will not exceed 3 stories (45 feet) in height. The design, scale, and general character of the building will be compatible with adjacent uses.
9. The proposed use of the site is for one full service restaurant and office uses, except that no hotel may be constructed on the site. The Petitioner reserves the right to use the entire site for office uses not to exceed 60,000 sq. ft. of total floor area if no restaurant is constructed. The Petitioner also reserves the right to use the site, in whole or in part, for residential use of the density allowed by the B-1 district. No drive through service will be provided by any restaurant constructed on the site.
10. No direct access will be provided to McCullough Drive. Site distance triangles as specified by CDOT will be maintained for all new driveways requiring a driveway permit.
11. The Petitioner agrees to construct a 5 foot sidewalk with a 5 foot planting strip which will be preserved along McCullough Drive and to install two rows of trees in the setback, which trees shall also be counted toward meeting other requirements, such as Tree Ordinance. Sidewalks will also connect the uses on the site with each other and with public sidewalks along public streets.



UNIVERSITY CENTER SITE
 CHARLOTTE, NORTH CAROLINA

THE EVERETT COMPANY
 P.O. BOX 12234
 CHARLOTTE, NORTH CAROLINA, 28220-2234

Design Resource Group

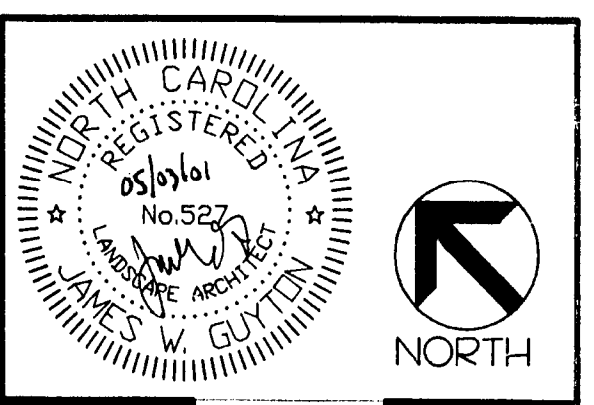
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REZONING PETITION NO. 01-035

FOR PUBLIC HEARING



Scale: 1" = 30'
 Date: 16 JANUARY 2001
 Project No.: 022-005
 Revisions:
 3/16/01 PER CMP. REVIEW
 5/03/01 PER CMP. REVIEW

APPROVED BY CITY COUNCIL
 DATE 5/21/01