

SITE DATA
 Site Area: 4.30 AC.
 Existing Zoning: O-2
 Proposed Zoning: MUDD O
 Tax Parcels: 080-197-01, 080-197-05, -06, and -07
 Max. Building Height: 120'

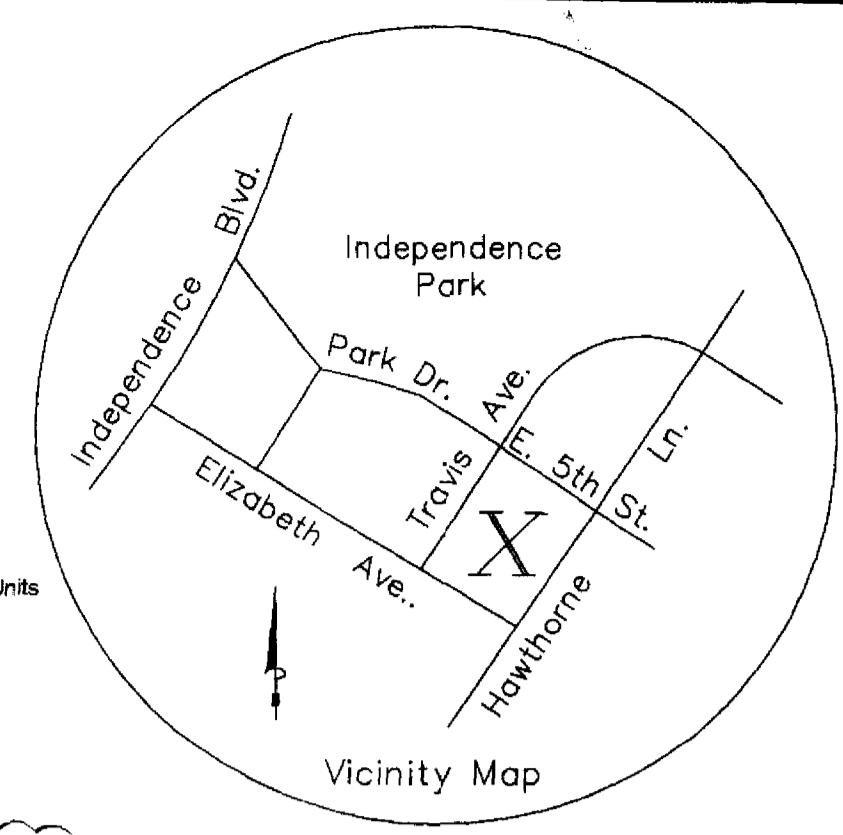
Building Envelope A
 Proposed Use: 250 Residential Units and 15,000 SF Ground Floor Commercial
 Total Building Area: 350,000 SF
 (Portion of 300,000 SF Parking Garage)
 Parking: 275 Spaces Required
 275 Spaces Proposed
 Open Space: 3,500 SF Required
 3,500 SF Proposed

Building Envelope B
 Proposed Use: 36,000 SF Ground Floor Commercial and 180,000 SF Office/for 220 Residential Units
 Total Building Area: 216,000 SF
 (Portion of 300,000 SF Parking Garage)
 Parking: 360 Spaces Required
 360 Spaces Proposed
 Open Space: 2,160 SF Required
 2,160 SF Proposed

Building Envelope C
 Proposed Use: 30,000 SF Ground Floor Commercial and 144,000 SF Office/for 220 Residential Units
 Total Building Area: 180,000 SF
 (Portion of 300,000 SF Parking Garage)
 Parking: 300 Spaces Required
 300 Spaces Proposed
 Open Space: 1,800 SF Required
 1,800 SF Proposed

Building Envelope D
 Proposed Use: 36,000 SF Ground Floor Commercial and 108,000 SF Office/for 150 Residential Units
 Total Building Area: 144,000 SF
 (Portion of 300,000 SF Parking Garage)
 Parking: 240 Spaces Required
 240 Spaces Proposed
 Open Space: 1,440 SF Required
 1,440 SF Proposed

DEVELOPMENT STANDARDS



- Development of the Site will be controlled by the standards depicted on this Site Plan and by the standards of the Mixed-Use Development District. The development scenario depicted on the Plan is intended to reflect the arrangement of proposed uses on the Site, but the exact configuration, placement, and size of individual site elements or building envelopes may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases so long as the overall requirements are met.
 - The Site Data indicates an anticipated development program; however, the Petitioner shall be allowed to vary the uses stated within the individual Building Envelopes in the Site Data so long as the overall square footage requirements for the block are met and so long as other more limiting conditions in these Development Standards are met. All Uses permitted in the MUDD District, including permitted accessory uses, shall be allowed, except the following uses: outdoor amusement, automotive service stations, car wash, and adult establishments.
 - As the site is developed, the Petitioner shall submit development plans with exact square footages of each use to be developed to the Charlotte Mecklenburg Planning Commission for administrative approval prior to final MUDD review.
 - Commercial (Retail) uses shall be allowed on the first floor and must address the street. The first floor retail user may be allowed to extend to the second floor as part of an overall retail development with space on the first floor.
 - It is anticipated that the initial phase of building development may include only one or two of the Building Envelopes indicated on the Technical Data Plan. As part of the MUDD Option, the Petitioner reserves the right to construct interim temporary surface parking or to use existing parking areas on the remaining Building Envelopes during each possible phase of development until such time that it is feasible/necessary to construct structured parking on the site to accommodate the building development.
 - Any newly constructed interim temporary surface parking lot shall be designed to meet the City of Charlotte Tree Ordinance requirements; however, as part of the MUDD Option, the Petitioner shall have the right to leave existing sidewalks along public streets adjacent to these interim temporary surface parking lots in their original condition until such time as final development plans are constructed.
- The Petitioner shall construct the required public sidewalk cross-section during construction of the final building development, and as associated with each phase of development along the frontage pertaining to the specific development.
- A five (5) foot wide private sidewalk shall be constructed from each building to the public sidewalk system during the phasing of the development.
- As part of the MUDD Option, the Petitioner shall be allowed to preserve and restore in place the existing signage for the historic Visulite Theatre to its original condition with lighting and signage extending into the building setback.
 - As part of the MUDD Option, the Petitioner reserves the right to seek permission from CDOT and other agencies as appropriate to construct a skywalk across Hawthorne Lane to connect Envelope B to the Presbyterian Hospital Facility. Height of the skywalk from finished grade will be no less than 20 feet.
 - It is anticipated that the development will include one large parking garage located within Building Envelopes A and B, however, the Petitioner shall be allowed to vary the location of the garage, or to construct multiple garages as needed. In addition, the Petitioner shall also be allowed to vary the square footage of the parking garage based on the parking requirements of the eventual users so long as the MUDD parking requirements are met.
 - The Petitioner reserves the right to vary the location of the alley/parking area to accommodate building development plans, subject to the approval of CDOT.
 - The Petitioner reserves the right to coordinate with CDOT for the possibility of incorporating parallel parking long Hawthorne Lane.
 - In order to incorporate the Elizabeth Avenue Streetscape and Streetcar Design plans, the Petitioner shall work with the City to determine the appropriate building setback along Hawthorne Lane and Elizabeth Avenue.
 - The Petitioner shall coordinate with the City to implement the proposed Elizabeth Avenue Streetscape Plan.
 - The Petitioner shall grant public easements for the sidewalks constructed on the site as necessary.
 - The Petitioner reserves the right to seek abandonment of existing easements, alleyways, etc. wholly contained within the Site as allowed in order to create a compatible and integrated urban development.
 - The Petitioner reserves the right to seek approval for a possible pedestrian bridge across Hawthorne Lane.
 - The Petitioner shall work with CDOT to determine appropriate sight distance triangles at required intersections.
 - Any proposal for a structure over 90' in height must be reviewed by the Zoning Committee. The elevations for the building will be reviewed by the Zoning Committee prior to the MUDD Preliminary Plan Process. Consideration shall be given to massing, scale, fenestration and façade articulation.
 - The Petitioner shall present designs to the Elizabeth Community Association and other interested members of the community during the design phase for their review and comment.
 - Detached pole lighting, except City streetlights, will be limited to 20' height. "Wal-pak" lighting will be prohibited.
 - The Petitioner shall meet or exceed the parking requirements of the MUDD ordinance; in addition, all restaurant uses shall be parked at 1 space/125 square feet.
 - The Petitioner shall meet all requirements of the Stormwater Ordinance as required by the City of Charlotte Engineering Department.
 - Storm water detention facilities, if required, will be designed to meet the applicable standards of the City of Charlotte Engineering Department.
 - Signage will be permitted in accordance with applicable zoning standards.
 - Parking will be provided which will meet or exceed the standards of the zoning ordinance.
 - Screening will conform to the applicable standards of section 12.303 of the Zoning Ordinance.
 - All dumpsters, if not located within the structure, shall be screened by a solid enclosure with gates.
 - The Petitioner shall meet the requirements of the City of Charlotte Fire Marshall.
 - It is anticipated that initial market demand will be for the Commercial/Office space indicated in this petition. During this anticipated first phase of development, the Petitioner shall be allowed to develop a maximum of 216,000 SF of Commercial/Office space within Building Envelopes B, C, and D. This development may occur in various stages over time, and shall not be limited to either one of the three Building Envelopes.
 - Prior to developing the remaining Commercial/Office space, the Petitioner shall be required to begin construction on the residential housing within that portion of Building Envelope A noted as Residential Area A-1 on the Schematic Plan. Residential housing within this area shall be a minimum of two stories in height.
 - The Petitioner shall be allowed to construct a drive through window within the future alley between Building Envelopes A and B for the purpose of a pharmacy drive through only.

HAWTHORNE BLOCK
 CHARLOTTE, NORTH CAROLINA

PROVIDENCE ROAD LAND PARTNERS, LLC
 1530 ELIZABETH AVE, SUITE 200
 CHARLOTTE, NORTH CAROLINA 28204

Design Resource Group

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 Charlotte, NC 28208
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 www.drgnc.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

DRG

REZONING PETITION

FOR PUBLIC HEARING
 PETITION # 2003-122

APPROVED
 FEB 17 2004

Scale: 1" = 30'
 Date: 16 SEPT. 2003
 Project No.: 057-008
 Revisions:

11 NOV. 2003 PER CMPC COMMENTS
 9 DEC. 2003 PER CMPC, AND
 PETITIONER, REMOVED P.L.D. 080-197-08,
 CHANGED BLDG. SQ. FT. ENVELOPE C,
 DEVELOPMENT, PETITIONER SHALL BE ALLOWED TO
 DEVELOP A MAXIMUM OF 216,000 SF OF COMMERCIAL/OFFICE SPACE WITHIN BUILDING ENVELOPES B, C, AND D. THIS
 DEVELOPMENT MAY OCCUR IN VARIOUS STAGES OVER TIME, AND SHALL NOT BE LIMITED TO EITHER ONE OF THE THREE BUILDING ENVELOPES.

Sheet 1 of 2

THE CITY FOR CHARLOTTE
BOARD OF SCHOOL
COMMISSIONERS
TAX PARCEL #: 00119283
ZONING: R-22MF
USE: SCHOOL

TAX PARCEL #: 00119802
ZONING: O-2
USE: CHURCH

B & S PROPERTIES, LLC
TAX PARCEL #: 00119804
ZONING: O-2
USE: MEDICAL

S.I. JOHNS BAF 1181
CHURCH
TAX PARCEL #: 12703701
ZONING: O-2
USE: CHURCH

Park Drive

East Fifth Street

RESIDENTIAL
AREA A-1

RESIDENTIAL
AREA A-2

PROVIDENCE ROAD
LAND PARTNERS, LLC
TAX PARCEL #: 00119609
ZONING: MUDD-O
USE: MEDICAL

Travis Avenue

20' ALLEY WITH DRIVE THROUGH

Hawthorne Lane

NOVANT HEALTH INC.
TAX PARCEL #: 12703891
ZONING: O-2
USE: HOSPITAL

PROVIDENCE ROAD
LAND PARTNERS, LLC
TAX PARCEL #: 00119608
ZONING: MUDD-O
USE: OFFICE

VISULITE THEATRE
(EXISTING)

ANDERSONS RESTAURANT
(EXISTING)

Elizabeth Avenue

TORRENCE STREET PARTNERS,
LLC
TAX PARCEL #: 12511122
ZONING: B-2
USE: OFFICE

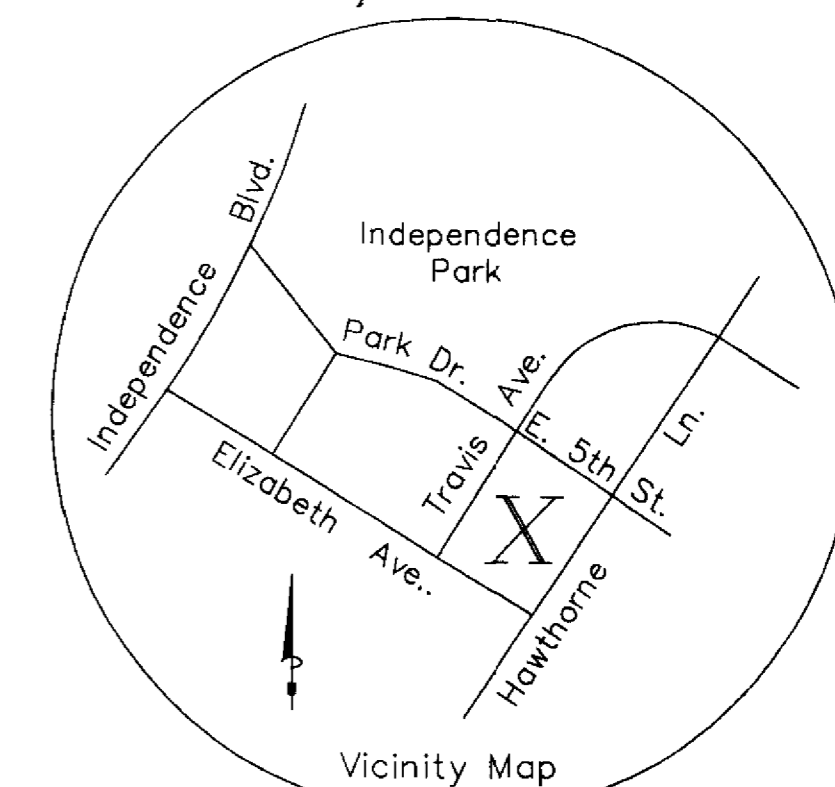
ANTHONY R. COMBS AND
KAREN C. COMBS
TAX PARCEL #: 12511121
ZONING: B-2
USE: OFFICE

GARY J. ANDERSON
TAX PARCEL #: 12511120
ZONING: B-2
USE: VACANT

DAVID STEVEN SEAWRIGHT
AND P/T/A/9501
TAX PARCEL #: 12511118
ZONING: B-2
USE: FAST FOOD

THE HAWTHORNE CO AND THE
CIRCLE K COPR.
TAX PARCEL #: 12511117
ZONING: B-2
USE: GAS / CONVENIENCE STORE

APPROVED BY CITY COUNCIL
DATE: 4/14/04



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**SCHEMATIC
PLAN**

FOR PUBLIC HEARING
PETITION # 2003-122



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9 DEC. 2003 PER C.M.P.C.
AND PETITIONER