

DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Galleria Partners II, LLC to accommodate the development of that approximately 1.55 acre parcel of land located at the northeastern quadrant of the intersection of Galleria Boulevard and Monroe Road, which parcel is more particularly depicted on the Rezoning Site Plan (hereinafter referred to as the "Site").

The development of the Site will be governed by the Rezoning Site Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Mixed Use Development District ("MUDD") shall govern the development of the Site.

The development depicted on the Rezoning Site Plan is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configuration, placement and size of the building footprint outlined on the Rezoning Site Plan is schematic in nature, and subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during design development and construction phases within the maximum development area boundaries established on the Rezoning Site Plan. The parking layout may also be modified to accommodate the final building location. Ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.

Permitted Uses

The Site may be devoted to the following uses and to any accessory uses allowed in the MUDD zoning district:

- Barber and beauty shops
- Entertainment establishments such as lounges, nightclubs, bars, taverns and cabarets provided that they are located at least 100 feet from any residential structure located in a residential district
- Laboratories, dental, medical and optical
- Professional business and general offices such as banks, clinics, medical, dental and doctors offices, veterinary clinics, government, post offices, opticians offices, and similar uses, provided, however, that veterinary clinics with outdoor runs shall not be permitted
- Repair or servicing of any article within an enclosed building, the sale of which is permitted in the district
- Restaurants, including open air or sidewalk cafes
- Retail sales limited to those uses permitted in the B-1 district
- Laundries and dry cleaning establishments
- Studios for artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry
- Temporary buildings and the storage of materials utilized in connection with the development of the Site, which use shall terminate upon the completion of construction

Maximum Building Area

The maximum gross building area that may be developed on the Site is 20,000 square feet.

Maximum Building Height

The maximum height of any building developed on the Site shall be 45 feet above average grade.

Setbacks, Side Yards and Rear Yards

The building and parking area on the Site shall be setback from the back of the existing curb lines along Galleria Boulevard and Monroe Road a minimum of 14 feet or at the right of way, whichever is greater. Balcony projections may extend up to two feet into the 14 foot setback. The building shall also satisfy or exceed the rear yard and side yard requirements established under the Ordinance for the MUDD zoning district. The building and parking area may be located within the development area boundaries outlined on the Rezoning Site Plan.

Canopies, awnings and similar architectural accents may be constructed of rigid or flexible material designed to complement the streetscape of the area, and they may extend from the building up to one half of the width of the setback area in front of the building, or nine feet, whichever is less, and they may not be closer than two feet to the back of the curb. Ground supports for these features are not permitted in the minimum setback, sidewalk or in the public right of way. In no instance shall such features extend over or interfere with the growth or maintenance of any required tree plantings. Minimum overhead clearance shall be eight feet. If a canopy, awning, cornice or other appurtenance extends into the public right of way, an encroachment agreement from CDOT or the State shall be required.

Design and Performance Standards

- Development will conform to Section 9.8506 of the Ordinance. Petitioner shall install a 6 foot sidewalk and an 8 foot planting strip along the Site's frontage on Galleria Boulevard and Monroe Road. If the sidewalk or a portion thereof cannot be located within the relevant right of way area, Petitioner will grant an appropriate sidewalk easement to the City of Charlotte. Additionally, at the option of the Petitioner, the sidewalk along the Site's frontage on Galleria Boulevard may be located on the high side of the retaining wall.
- All trees located within the rights-of-way for Galleria Boulevard and Monroe Road within the 14 foot setbacks will be preserved and will be protected during the grading and construction process.
- All roof mounted mechanical equipment placed on the building will be screened from view at grade from adjoining public rights-of-way and abutting properties.
- Any lighting attached to the building shall be decorative, capped and downwardly directed. Standard "wall-pak" type lighting will not be permitted.
- Wall-mounted decorative light fixtures such as sconces are permitted.
- At least 75% of the non-glass and non-door areas of the building's elevations shall be constructed with brick, stone, synthetic stone or masonry materials.
- The elevation attached to the Rezoning Site Plan is intended to portray the basic character and quality of the building to be constructed on the Site. Accordingly, the building constructed on the Site shall be designed and constructed so that it is substantially similar in appearance to the attached elevation.
- The design and construction of the building will comply with Section 9.8506(2)(a) of the Ordinance entitled "Street walls".
- Windows on the ground floor of the building shall have transparent glass.

Parking

A minimum of 4 parking spaces per 1,000 rentable square feet shall be provided on the Site.

Vehicular Access/Transportation (Right of Way Dedication)

1. Vehicular access shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation or the North Carolina Department of Transportation.
2. The Monroe Road access driveway will be limited to right in-right out turn movements through the construction of a median that must be approved by the Charlotte Department of Transportation and the North Carolina Department of Transportation. If an acceptable median design cannot be achieved and approved, the Monroe Road access driveway will not be permitted.
3. Petitioner will dedicate right of way measuring 6 feet behind the existing curb line along Galleria Boulevard as depicted on the Technical Data Sheet.
4. Site triangle requirements will be satisfied at the intersection of Monroe Road and Galleria Boulevard, and items between 30 inches and 72 inches in height above the level of the center of this intersection will not be located within the sight triangle.

Bus Waiting Pad

Petitioner shall install a bus waiting pad on the Site at the location depicted on the Rezoning Site Plan. The bus waiting pad shall be consistent with land development standard 60.01A.

Storm Water Management

Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte and the Charlotte Mecklenburg Storm Water Design Manual.

The following agencies shall be contacted prior to construction regarding wetland and water quality permits, if applicable:

- Section 401 Permit NCDEHNR-Raleigh Office
- Section 404 Permit US Army Corps of Engineers

Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications.

Signs

All signs shall comply with the requirements of Section 9.8506(e) of the Ordinance and the applicable requirements of the City of Charlotte Sign Ordinance.

Pursuant to Section 9.8506(2)(c)(2) of the Ordinance, permanent detached signs are not permitted on the Site.

Amendments to Rezoning Plan

Future amendments to the Rezoning Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

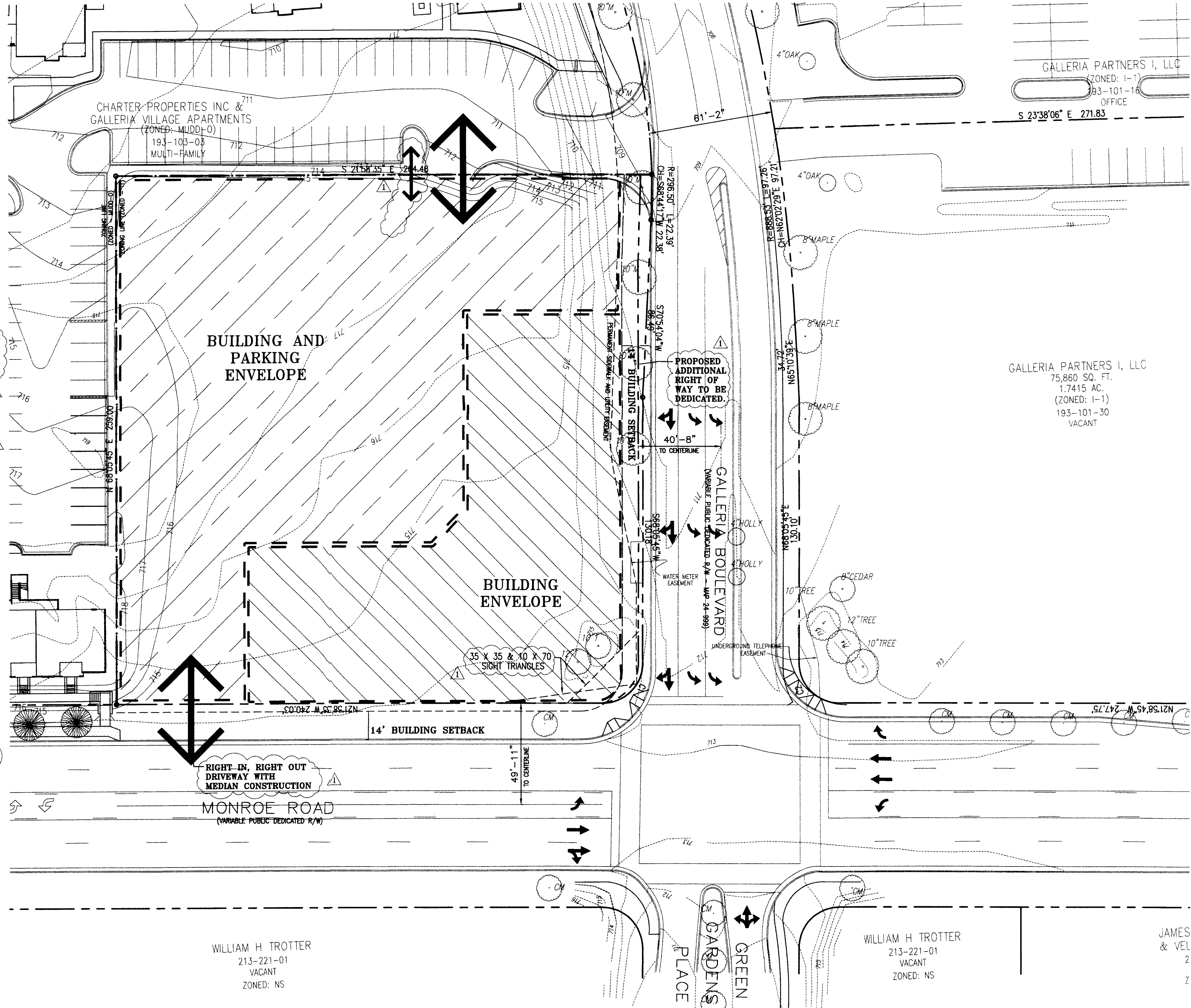
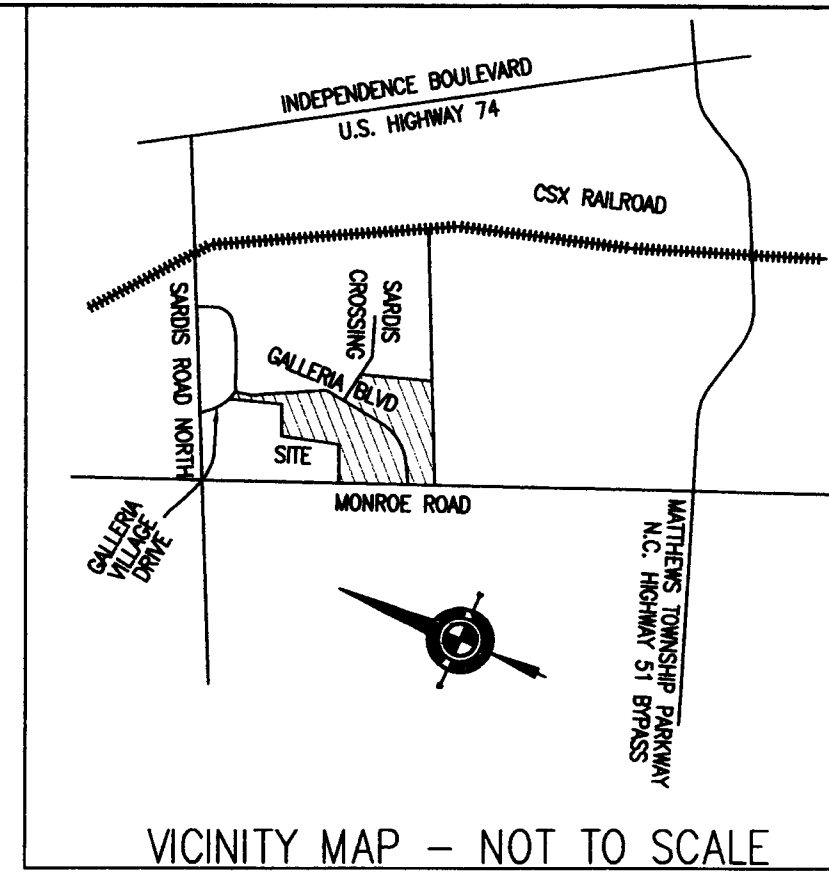
Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Rezoning Site Plan will, 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 successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" 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 thereof.

SITE DATA

TAX PARCEL #: 193-103-13
TOTAL SITE AREA: 1.55 ACRES
EXISTING ZONING: I-1
PROPOSED ZONING: MUDD (CD)
PROPOSED BUILDING AREA: 20,000 SQ. FT.
MAX. BUILDING HEIGHT: 45'



TECHNICAL DATA PLAN
 SCALE: 1" = 30'

APPROVED BY CITY COUNCIL
 DATE 2/21/05

GALLERIA REZONING
 CHARLOTTE, NORTH CAROLINA

GALLERIA PARTNERS II, LLC
 P.O. BOX 2439
 MATTHEWS, NC 28106

Design Resource Group

1230 West Morehead Street, Suite 214
 Charlotte, NC 28208
 704.343.0608 fax 704.358.3093
 www.drgrp.com

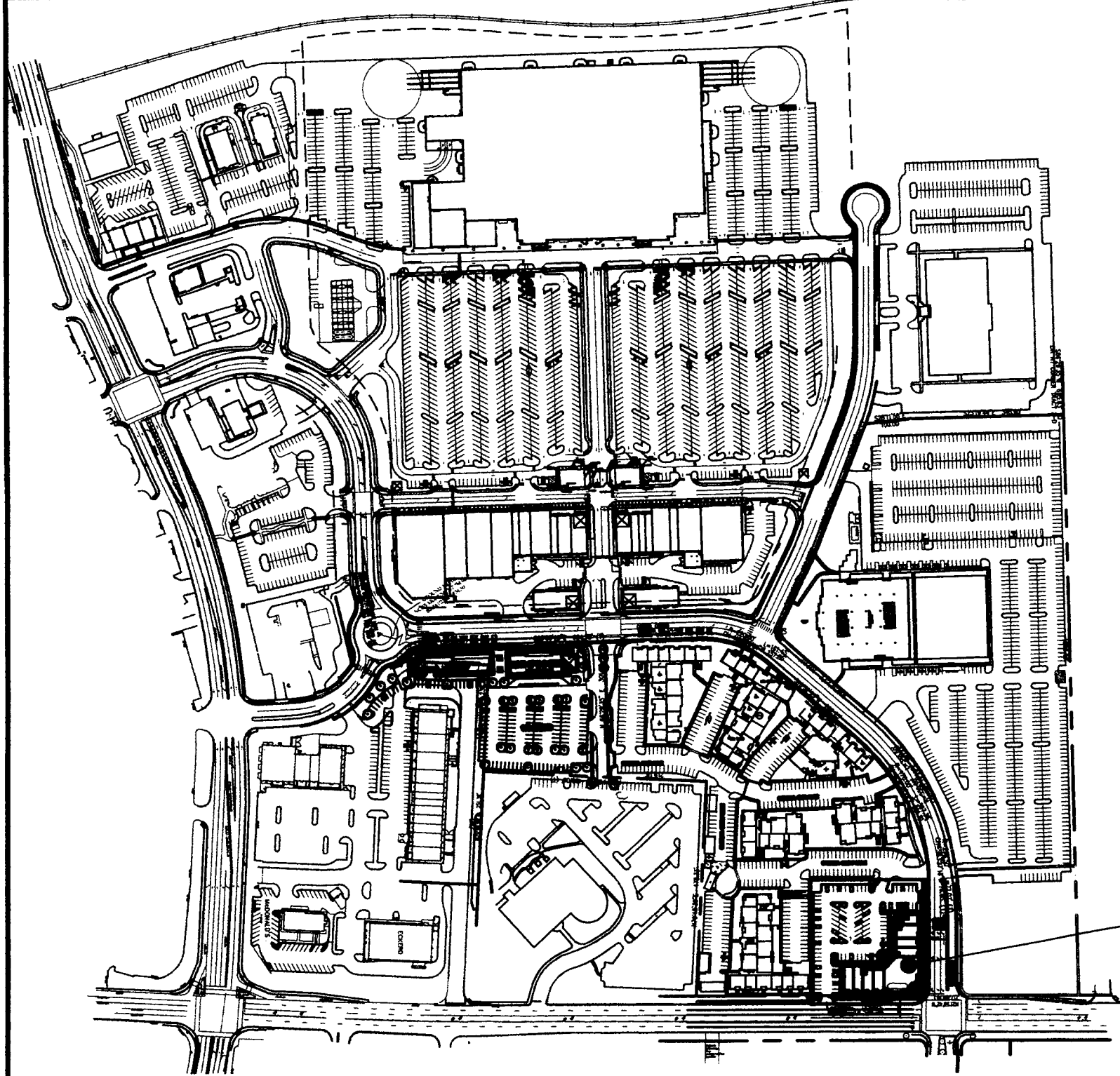
- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

TECHNICAL DATA SHEET

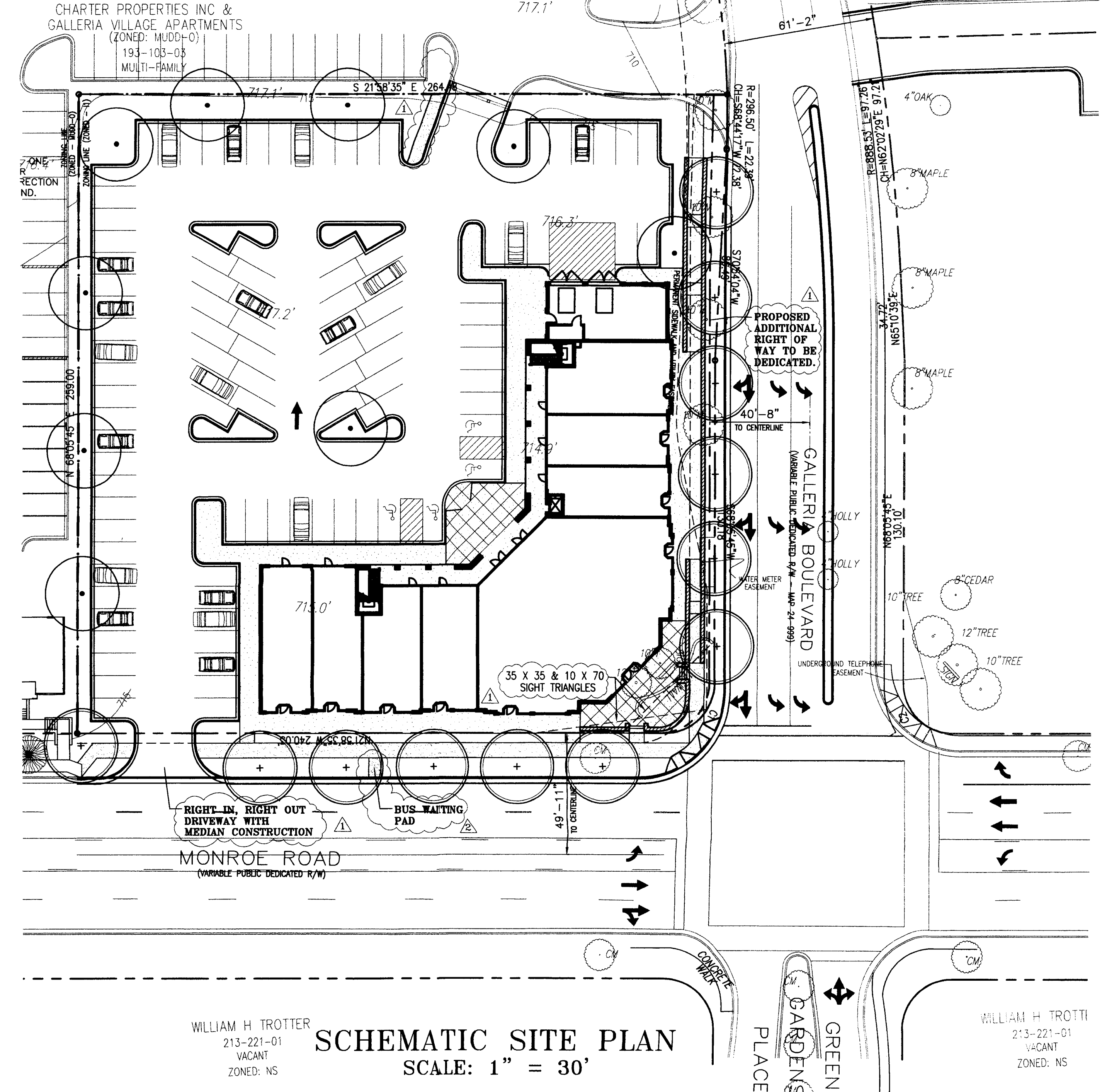
FOR PUBLIC HEARING
 REZONING PETITION #2005-002

Scale:	1" = 30'
Date:	OCT. 22, 2004
Project No.:	207-002
Revisions:	
12/16/04	PER CMPC REVIEW
3/2/04	PER CMPC REVIEW
Sheet	1 of 2

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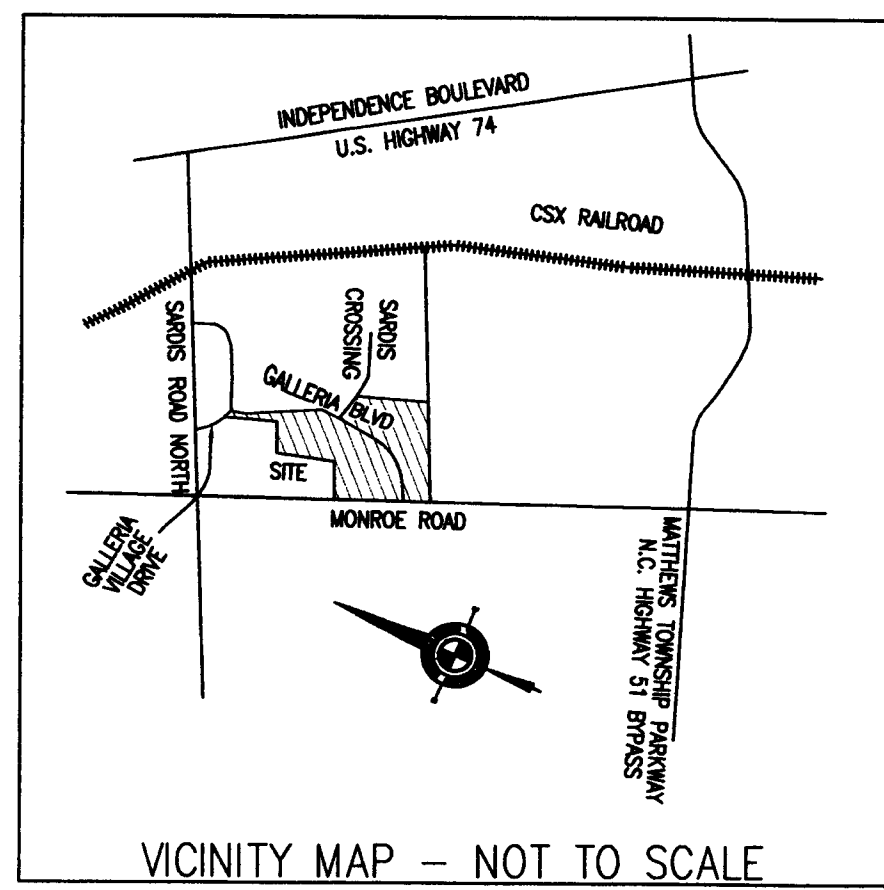
SITE CONTEXT PLAN
SCALE: 1" = 400'



WILLIAM H. TROTTER
213-221-01
VACANT
ZONED: NS

SCHEMATIC SITE PLAN
SCALE: 1" = 30'

WILLIAM H. TROTTER
213-221-01
VACANT
ZONED: NS



WEST ELEVATION
SCALE: 1" = 10'



NORTH ELEVATION
SCALE: 1" = 10'

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- Land Planning



**SCHEMATIC
SITE
PLANS**

FOR PUBLIC HEARING
REZONING PETITION #2005-002



Scale: VARIES
Date: OCT. 22, 2004
Project No.: 207-002
Revisions:
▲ 12/16/04 PER CMPC REVIEW
▲ 3/2/04 PER CMPC REVIEW

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