

General Provisions

The Development Standards from a part of the Technical Data Sheet associated with the Rezone Petition filed by Perimeter Woods Investors, LLC and Perimeter Woods Business Park, LLC (together the "Petitioner").

The Technical Data Sheet is accompanied by conceptual schemes for the Mixed Use Site which depict potential development options for the Mixed Use Site and which is referred to in these Development Standards as the "Schematic Site Plan".

Detailed site planning and building design for the Mixed Use Site has not been finalized. The development depicted on the Schematic Site Plan and accompanying schematic building elevations are schematic in nature, and except as otherwise specified in these Development Standards, is intended only to describe the possible arrangements of uses and building elements on the Mixed Use Site and the general arrangement of the uses, structures and building elements set forth on the Schematic Site Plan should be reviewed in conjunction with the provisions of these Development Standards.

Parking layouts may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.

1. Permitted Uses

- (a) The Mixed Use Site may be developed by any uses which are permitted by right or under special circumstances on the Mixed Use Site and which are not prohibited by the Ordinance.

- (i) Service stations and/or gasoline sales will not be permitted on the Site. Service stations with gasoline sales will also not be permitted on the Site.

- (ii) No more than two (2) restaurants located on the Site may include drive-through facilities. No fast food restaurant with drive through facility and no drug store with drive through facility may be located on the Site.

- (iii) No more than one (1) building constructed on the Mixed Use Site and developed principally to retail restaurant uses may be an "independent" building. For the purposes of this provision, an "independent" building shall mean a building that is disconnected from the adjacent development by drive-through lanes, parking areas, alleys and/or drive-through facilities.

- (iv) All buildings constructed on the Mixed Use Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance.

- (v) A "maintained buffer" (as hereinafter defined) ranging from at least 35 feet to at least 10 feet from the right-of-way margin shall be established along the Mixed Use Site along I-77 and portions of Harris Boulevard located east of Perimeter Parkway in the area generally depicted on the Technical Data Sheet.

- (vi) A landscape strip of at least 35 feet from the right-of-way margin shall be established along Harris Boulevard and Reames Road for the Mixed Use Site (in areas where the "maintained buffer" is not required along Harris Boulevard as set forth in item (v) above) generally depicted on Sheet RZ-3.

- radio and television stations and/or equipment, household audio and video equipment, measuring and control devices, medical instruments, musical instruments, optical/microscopic instruments, pharmaceuticals, pumps, search and navigational equipment, toys and games, watches, clocks, watch cases and parts, and other similar items.

- merchandise show rooms, including warehousing in a single building.

- outdoor seasonal sales.

- recycling centers, drop-off centers.

- research uses, within an enclosed building.

- retail establishments and business, personal and recreation services, up to 10,000 square feet on a lot.

- recreational facilities, within an enclosed building.

- adult care centers.

- non-conforming uses and structures.

- public utility structures.

- temporary buildings and storage of materials under certain conditions.

- beneficial fill sites.

- (a) The Mixed Use Site may include up to 770,000 square feet of gross floor area devoted to commercial uses, of which no more than 320,000 square feet of gross floor area may be devoted to office uses.

- (b) No more than 250,000 square feet of gross floor area devoted to office uses may be developed on the Mixed Use Site and the issuance of building permits and commencement of construction for a minimum of 150 residential dwelling units within Development Area "C".

- (c) No more than one (1) retail tenant can occupy 150,000 square feet of gross floor area on the Mixed Use Site. Other total tenants shall not occupy greater than 60,000 square feet of gross floor area for the respective premises on the Mixed Use Site.

- (d) The Mixed Use Site may include freestanding buildings with other single-tenant, "no-branded" uses or multiple tenants, as generally depicted on the Schematic Site Plan.

- (e) No more than one (1) building constructed on the Mixed Use Site and developed principally to retail restaurant uses may be an "independent" building.

- (f) While areas on the Mixed Use Site devoted to outdoor dining are not intended to be included in the calculation of the square footage limitations noted above, any off street parking required by the Ordinance will be provided for these areas.

- (g) Buildings located within Development Area "C" on the Mixed Use Site as generally depicted on the Technical Data Sheet may include ground floor office space, residential units, up to 10,000 square feet of gross floor area with residential uses, or may include residential units on all floors, subject to the development limitations for residential uses as set forth in Section 2.

- (h) The Business Park Site may include existing buildings, new buildings, redesigned buildings or a combination thereof in accordance with development standards set forth in the Ordinance for the I-1 zoning district.

- (i) All buildings constructed on the Mixed Use Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance.

- (j) A "maintained buffer" (as hereinafter defined) ranging from at least 35 feet to at least 10 feet from the right-of-way margin shall be established along the Mixed Use Site along I-77 and portions of Harris Boulevard located east of Perimeter Parkway in the area generally depicted on the Technical Data Sheet.

- (k) No heavy equipment or vehicles such as large haul-dumpers will be allowed in the "maintained buffer" area.

- (l) All buildings constructed on the Mixed Use Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance.

- (a) Vehicular access to the Mixed Use Site and the Business Park Site shall be as generally depicted on the Technical Data Sheet.

- (b) The placement and configuration of these access points 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 and the North Carolina Department of Transportation.

- (c) The Petitioner proposes to relocate Perimeter Parkway so that it follows the alignment generally depicted on the Technical Data Sheet.

- (d) Each access point shall be designed to provide for the safe and efficient movement of traffic and shall be designed to complement the surrounding landscape.

- (e) All screening, landscaping and tree save areas on the Mixed Use Site shall be planted along Perimeter Parkway at 40 foot intervals.

- (f) Each access point shall be designed to provide for the safe and efficient movement of traffic and shall be designed to complement the surrounding landscape.

- (g) Sidewalks with Public Right-of-Way - Mixed Use Site.

- (h) Any required or non-required sidewalk and/or planting strip throughout the Mixed Use Site may be located inside or outside of public right-of-way. In the event a required sidewalk is located on private property, an easement in favor of the applicable governmental entity shall be established for such sidewalk.

- (i) Bicycle Parking - Mixed Use Site.

- (j) Fire Protection.

- (k) Signs - Mixed Use Site.

- (l) The number, locations and areas of all signs placed on the Mixed Use Site will be erected in accordance with the requirements of the Ordinance.

- (a) To dedicate and convey (by quitclaim deed) to NCDOT or CDOT (as the case may require) where owned by the Petitioner and where not already existing or to be added to an additional right-of-way along the eastern right-of-way margin of Reames Road to result in a 70 foot right-of-way extending from the centerline of Reames Road to the centerline of the dedicated area as to be determined in a manner reasonably acceptable to the Petitioner and NCDOT/CDOT.

- (b) To dedicate and convey (by quitclaim deed) to NCDOT or CDOT (as the case may require) where owned by the Petitioner and where not already existing, that portion of such additional right-of-way along the eastern right-of-way margin of Reames Road to result in a 70 foot right-of-way extending from the centerline of Reames Road to the centerline of the dedicated area as to be determined in a manner reasonably acceptable to the Petitioner and NCDOT/CDOT.

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- (d) The dedications and conveyances described in Section 15(a) and (c) above shall occur on or before the issuance of the final certificate of occupancy for the first building constructed on the Mixed Use Site within 100 feet of each such bus stop location, as determined unless the construction of such bus stop is delayed for reasons beyond the control of the Petitioner.

- (e) To dedicate and convey (by quitclaim deed) to NCDOT or CDOT (as the case may require) where owned by the Petitioner and where not already existing, that portion of such additional right-of-way along the eastern right-of-way margin of Reames Road to result in a 70 foot right-of-way extending from the centerline of Reames Road to the centerline of the dedicated area as to be determined in a manner reasonably acceptable to the Petitioner and NCDOT/CDOT.

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SITE DATA

COMPONENT 1 (MIXED USE)
EXISTING ZONING: BP
PROPOSED ZONING: CC
SITE AREA: ±68.19 AC (GROSS)

COMPONENT 2 (BUSINESS PARK)
EXISTING ZONING: BP
PROPOSED ZONING: I-1 (CD)
SITE AREA: ±35.83 AC (GROSS)

SITE AREA: ±104.02 AC (GROSS)

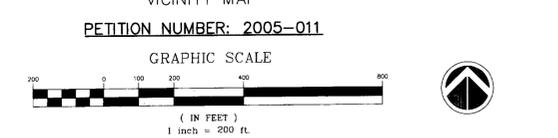
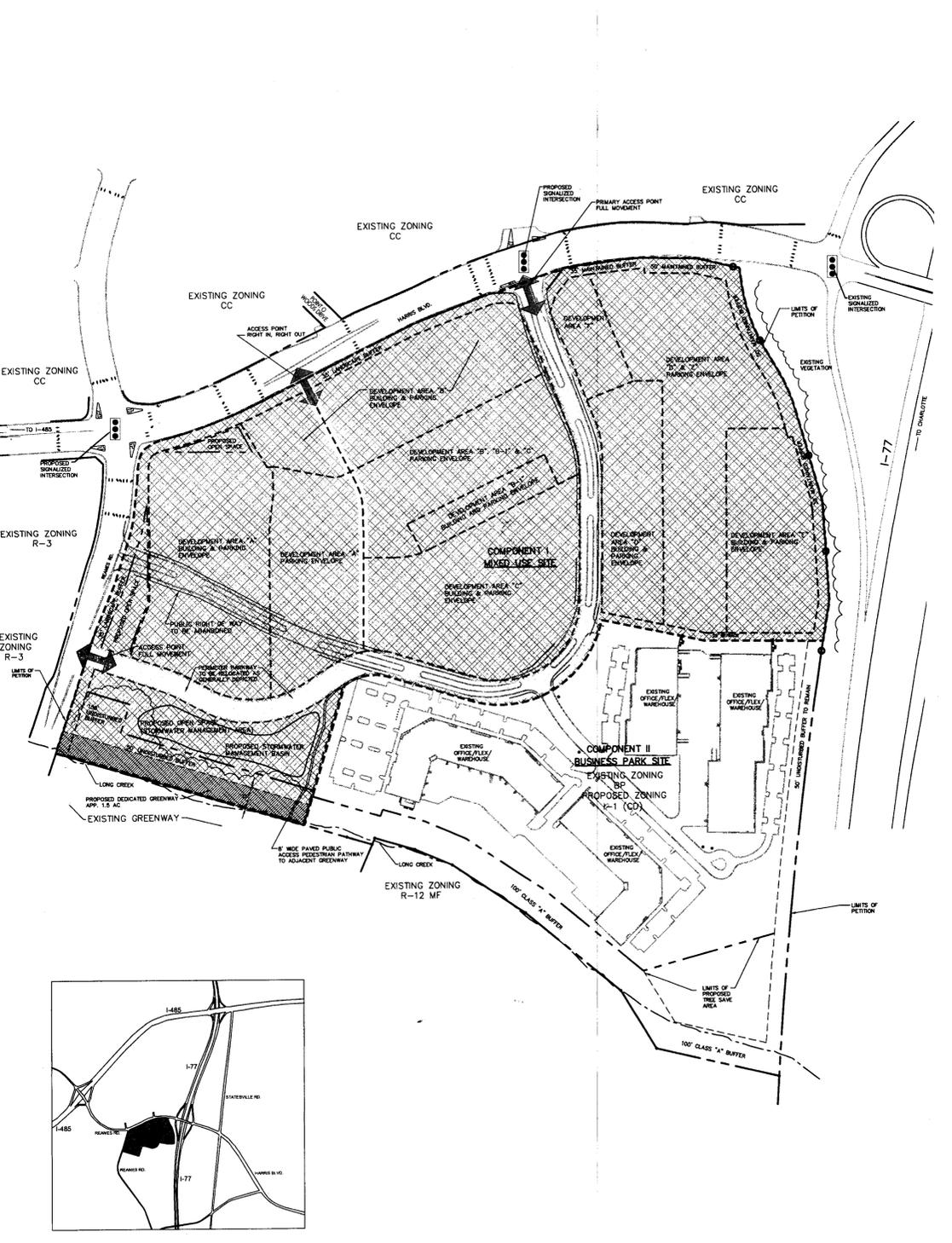
PETITIONER:

PERIMETER WOODS INVESTORS, LLC.
1228 E. MOREHEAD ST., STE. 200
CHARLOTTE, NC 28204
(704) 376-6523

CONSULTANTS:

LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING
5815 WESTPARK DRIVE
CHARLOTTE, NORTH CAROLINA 28217
(704) 525-6350

KENNEDY COVINGTON
HEARST TOWER, 47H FLOOR
214 NORTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28202
(704) 331-7598



Development Standards

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DATE: 1/18/05

APPROVED BY CITY COUNCIL

DATE: 1/18/05

WT Harris 445 Ramps

• Modifying the I-485 northbound exit ramp to allow left turns and right turns from the left lane, or, in the alternative to add a second right turn lane with up to 200 feet of storage on ramp provided that adequate right-of-way is available.

WT Harris Boulevard/Reames Road/Northlake Center Parkway

• Adding a second right turn lane on northbound Reames Road, with 250 feet of storage, subject to the current availability of right-of-way and/or easements granted or to be granted to NCDOT or CDOT for planning and construction of the intersection.

WT Harris Boulevard/Site RR/Dover Drive

• Adding a second right turn lane on northbound Perimeter Parkway with 300 feet of storage.

WT Harris Boulevard/177 NB Ramps

• Modifying the I-77 NB exit ramp pavement markings to allow left turns and right turns from the center lane.

WT Harris Boulevard/177 NB Ramps

• Modifying the I-77 NB exit ramp pavement markings to allow left turns and right turns from the center lane.

WT Harris Boulevard/177 NB Ramps

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Table with 3 columns: NO., REVISION, DATE. Includes entries for RESUBMITTAL REVISION on 12/01/04 and 12/22/04.

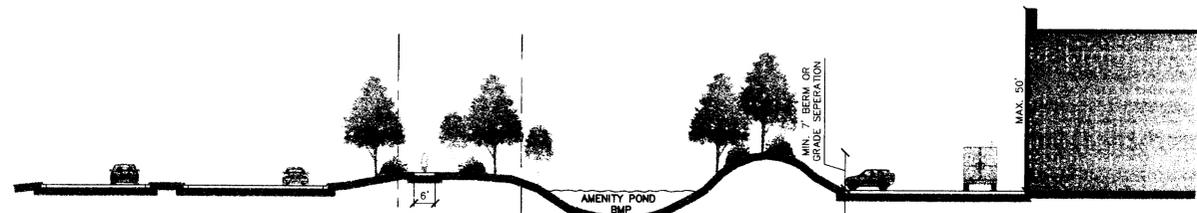
PROJECT NAME: Perimeter Woods

PROJECT TEAM: PRINCIPAL IN CHARGE: Jim Ghazal, ASLA

PROJECT MANAGER: C.Chastain, R.I.A.

REVISIONS: Table with 3 columns: NO., REVISION, DATE.

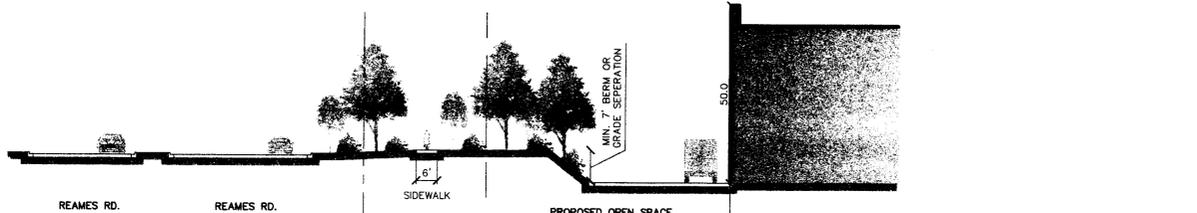
REVISIONS: Table with 3 columns: NO., REVISION, DATE.



NOTE: PLANTING WITHIN THE 35' LANDSCAPE BUFFER WILL CONSIST OF A COMBINATION OF LARGE MATURING TREES WITH A MINIMUM SPACING OF 40', SMALL MATURING TREES WITH A MINIMUM SPACING OF 30', AND SUPPLEMENTAL SHRUB AND OTHER LANDSCAPING ELEMENTS.

NOTE: PLANTING WITHIN THE PROPOSED OPEN SPACE IN THE AREAS DEPICTED ON SHEET RZ-1 WILL AS A MINIMUM CONSIST OF LARGE MATURING TREES AT AN AVERAGE OF 6 PER 100 LF, SMALL MATURING TREES AT AN AVERAGE OF 8 PER 100 LF, EVERGREEN AND DECIDUOUS SHRUBS AT AN AVERAGE OF 20 PER 100 LF. A MINIMUM 7' GRADE SEPERATION WILL BE MAINTAINED EITHER THROUGH THE CONSTRUCTION OF A BERM OR CUT SLOPE BETWEEN THE REAMES ROAD RIGHT OF WAY AND THE WESTERN FACING PARKING AND CIRCULATION ARE OF THE PROPOSED BUILDING.

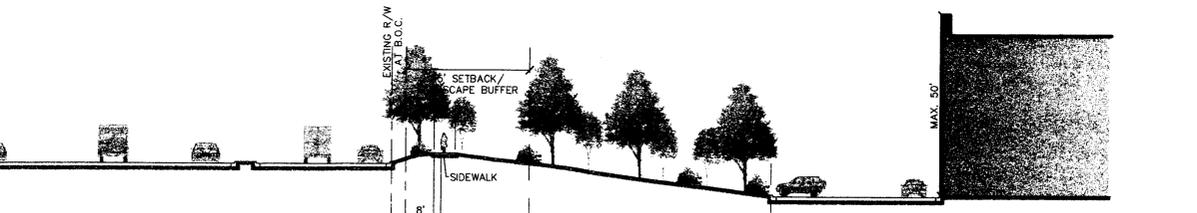
SECTION A
 1"=20'



NOTE: PLANTING WITHIN THE 35' LANDSCAPE BUFFER WILL CONSIST OF A COMBINATION OF LARGE MATURING TREES WITH A MINIMUM SPACING OF 40', SMALL MATURING TREES WITH A MINIMUM SPACING OF 30', AND SUPPLEMENTAL SHRUB AND OTHER LANDSCAPING ELEMENTS.

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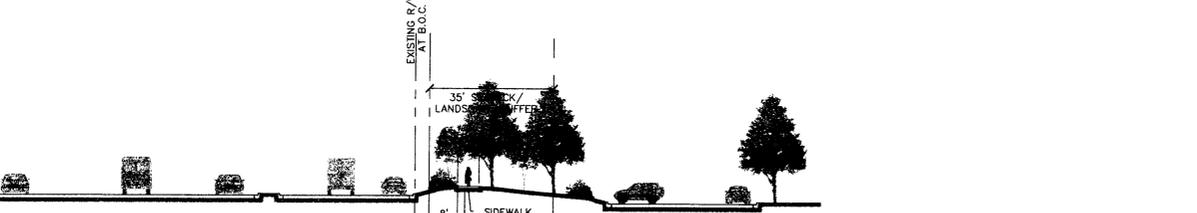
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NOTE: PLANTING WITHIN THE 35' LANDSCAPE BUFFER WILL CONSIST OF A COMBINATION OF LARGE MATURING TREES WITH A MINIMUM SPACING OF 40', SMALL MATURING TREES WITH A MINIMUM SPACING OF 30', AND SUPPLEMENTAL SHRUB AND OTHER LANDSCAPING ELEMENTS. A MINIMUM 8' PLANTING STRIP (P.S.) WILL OCCUR BETWEEN R/W LINE AND PROPOSED 6' SIDEWALK.

NOTE: PLANTING WITHIN THE PROPOSED OPEN SPACE IN THE AREAS DEPICTED ON SHEET RZ-1 WILL AS A MINIMUM CONSIST OF LARGE MATURING TREES AT AN AVERAGE OF 6 PER 100 LF, SMALL MATURING TREES AT AN AVERAGE OF 8 PER 100 LF, EVERGREEN AND DECIDUOUS SHRUBS AT AN AVERAGE OF 20 PER 100 LF.

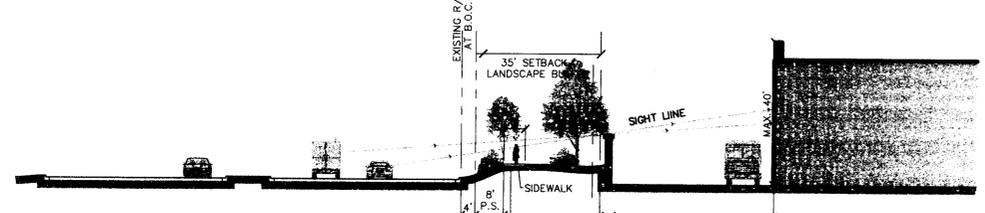
SECTION C
 1"=20'



NOTE: PLANTING WITHIN THE 35' LANDSCAPE BUFFER WILL CONSIST OF A COMBINATION OF LARGE MATURING TREES WITH A MINIMUM SPACING OF 40', SMALL MATURING TREES WITH A MINIMUM SPACING OF 30', AND SUPPLEMENTAL SHRUB AND OTHER LANDSCAPING ELEMENTS. A MINIMUM 8' PLANTING STRIP (P.S.) WILL OCCUR BETWEEN R/W LINE AND PROPOSED 6' SIDEWALK.

SECTION D
 1"=20'

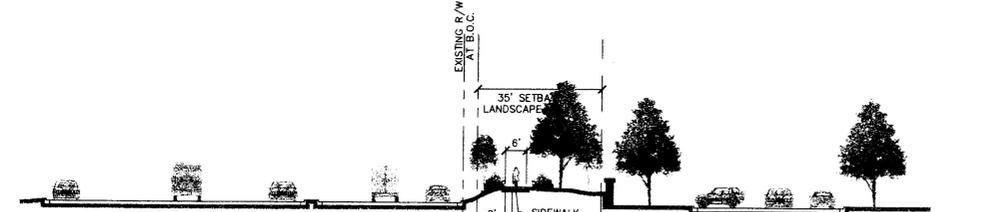
PETITION NUMBER: 2005-011



NOTE: PLANTING WITHIN THE 35' LANDSCAPE BUFFER WILL CONSIST OF A COMBINATION OF LARGE MATURING TREES WITH A MINIMUM SPACING OF 40', SMALL MATURING TREES WITH A MINIMUM SPACING OF 30', AND SUPPLEMENTAL SHRUB AND OTHER LANDSCAPING ELEMENTS. A MINIMUM 8' PLANTING STRIP (P.S.) WILL OCCUR BETWEEN R/W LINE AND PROPOSED 6' SIDEWALK.

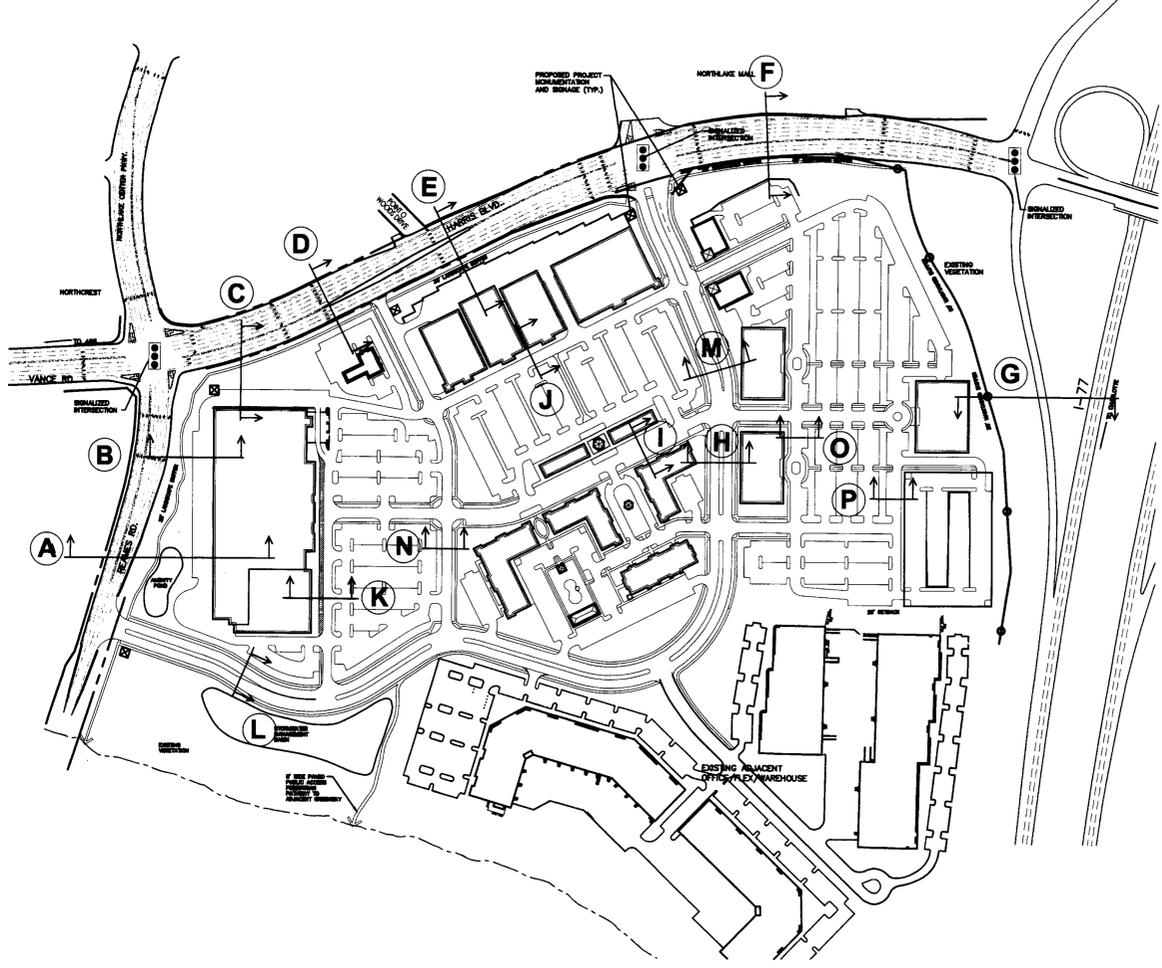
NOTE: THE HEIGHT OF THE COMBINED BERMING AND SCREEN WALL WILL BE A MINIMUM OF 8 FEET FROM THE CORRESPONDING TOP OF CURB ELEVATION ALONG HARRIS BOULEVARD.

SECTION E
 1"=20'



NOTE: PLANTING WITHIN THE 35' LANDSCAPE BUFFER WILL CONSIST OF A COMBINATION OF LARGE MATURING TREES WITH A MINIMUM SPACING OF 40', SMALL MATURING TREES WITH A MINIMUM SPACING OF 30', AND SUPPLEMENTAL SHRUB AND OTHER LANDSCAPING ELEMENTS. A MINIMUM 8' PLANTING STRIP (P.S.) WILL OCCUR BETWEEN R/W LINE AND PROPOSED 6' SIDEWALK.

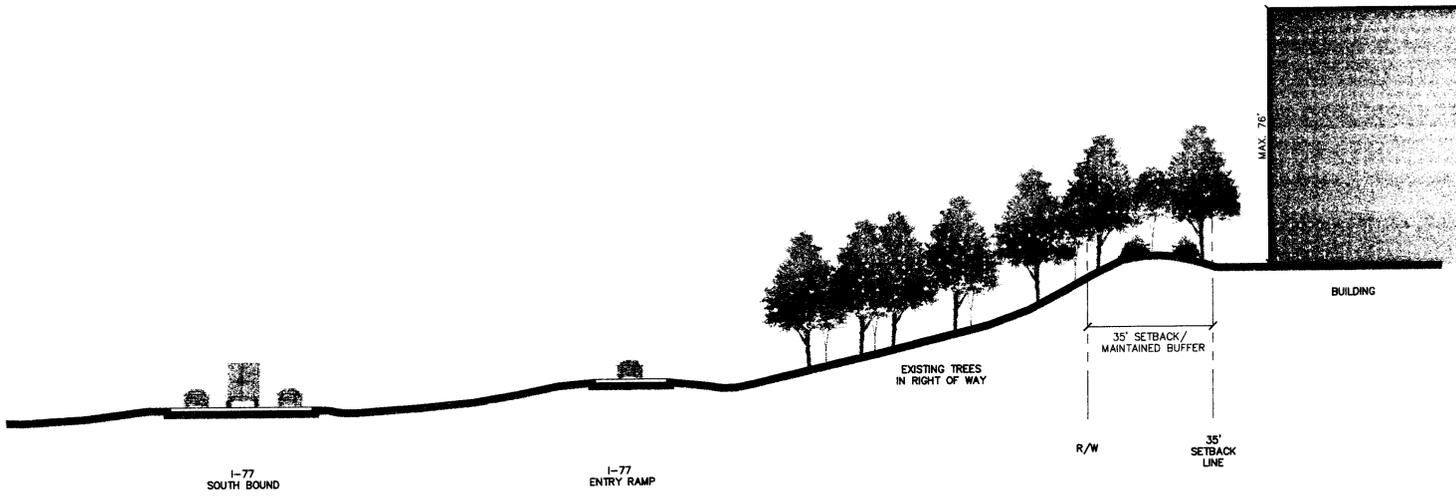
SECTION F
 1"=20'



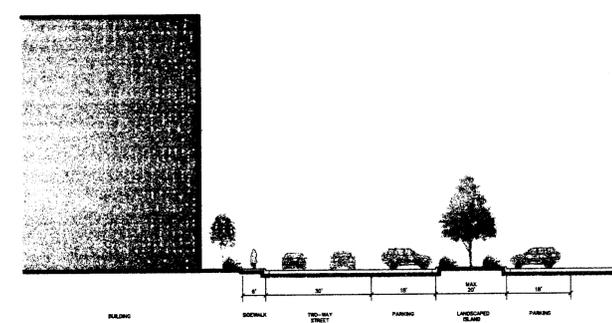
SECTION LOCATION MAP
 1"=200'

NOTE:
 THIS SCHEMATIC SECTION PLAN RZ-3 (10-21-05) WILL REPLACE THE PREVIOUSLY SUBMITTED SCHEMATIC SECTION PLAN RZ-3 (7-12-05).

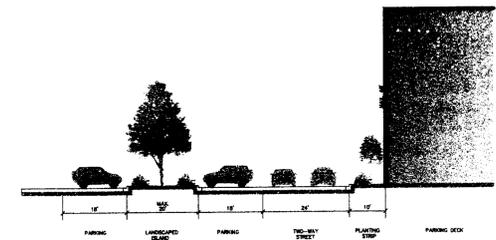
PROJECT NAME		
Perimeter Woods		
PROJECT TEAM		
PRINCIPAL IN CHARGE Jim Gamble, ASLA		
PROJECT MANAGER C.Chastain, RLA		
DRAWN BY C.Chastain, RLA		
NO.	REASON	DATE
△	RESUBMITTAL REVISION	12/01/04
△	RESUBMITTAL REVISION	12/22/04
△	RESUBMITTAL REVISION	3/03/05
△	RESUBMITTAL REVISION	4/15/05
△	RESUBMITTAL REVISION	5/20/05
△	RESUBMITTAL REVISION	6/20/05
△	RESUBMITTAL REVISION	11/12/05
△	Correction to Development Sub. On Transportation Comments	10/21/05
SHEET TITLE		
Development Standards/Schematic Sections		
PROJECT NO.		
123-8047-01		
DATE	SHEET NUMBER	
12/22/04	RZ-3	



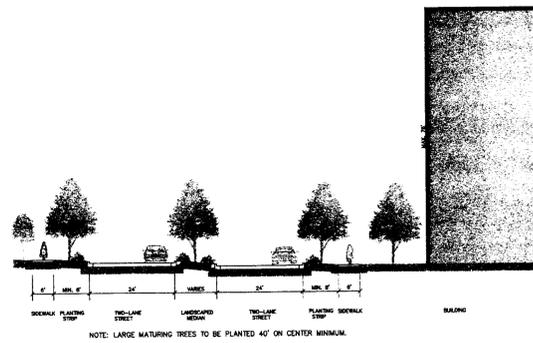
SECTION G
1"=20'



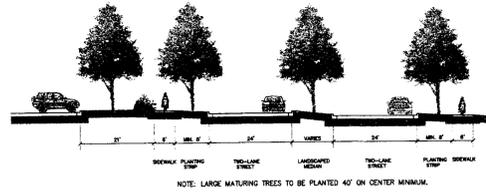
SECTION O
1"=20'



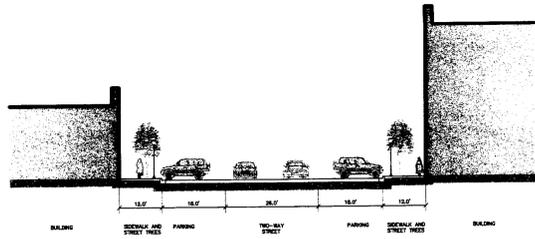
SECTION P
1"=20'



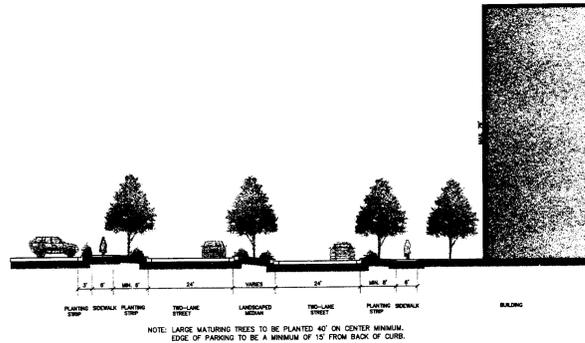
SECTION H
1"=20'



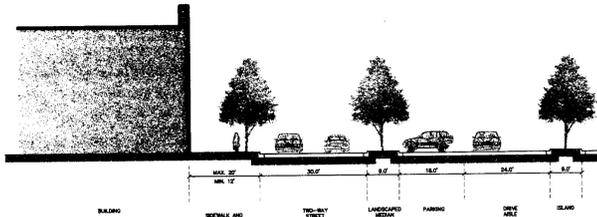
SECTION L
1"=20'



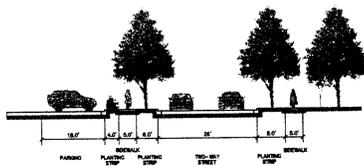
SECTION I
1"=20'



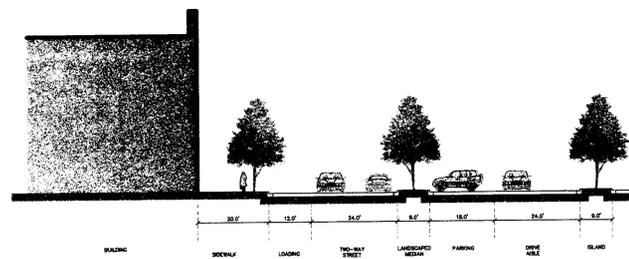
SECTION M
1"=20'



SECTION J
1"=20'

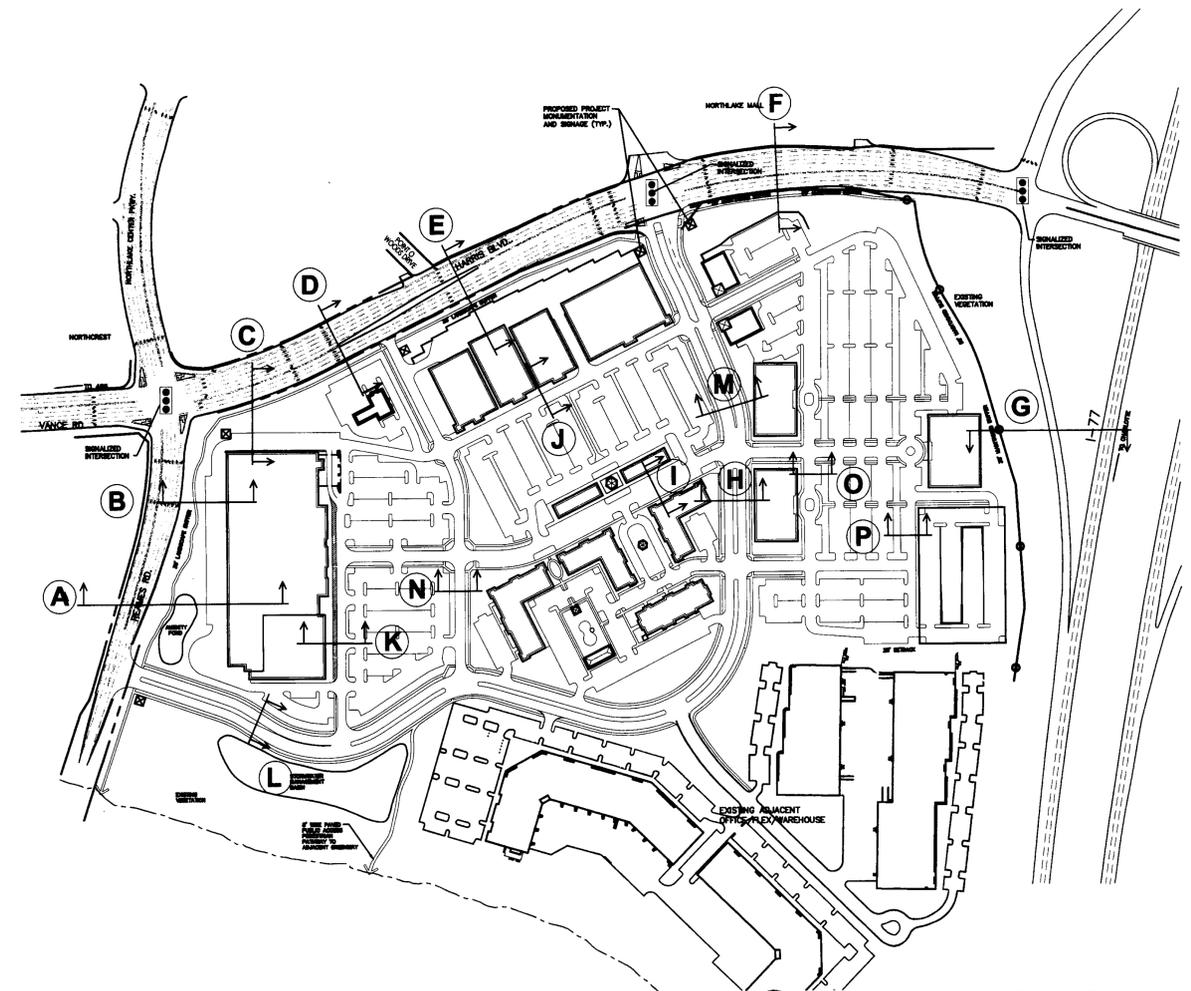


SECTION N
1"=20'



SECTION K

PETITION NUMBER: 2005-011



SECTION LOCATION
MAP
1"=200'

NOTE:
THIS SCHEMATIC SECTION PLAN RZ-4 (10-21-05) WILL REPLACE THE PREVIOUSLY SUBMITTED SCHEMATIC SECTION PLAN RZ-4 (7-12-05).

PROJECT NAME
Perimeter Woods

DESIGNED BY
Jim Gamble, ASLA

DRAWN BY
C. Chastain, RLA

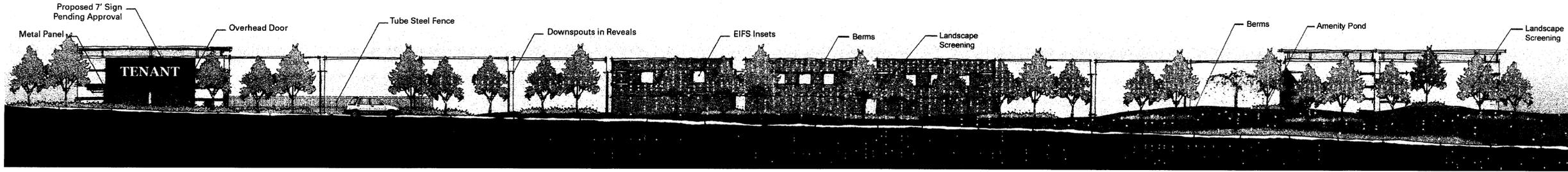
NO.	REASON	DATE
△	RESUBMITTAL REVISION	12/01/04
△	RESUBMITTAL REVISION	12/22/04
△	RESUBMITTAL REVISION	3/03/05
△	REVISION RESUBMITTAL	4/15/05
△	REVISION RESUBMITTAL	5/20/05
△	RESUBMITTAL REVISION	6/20/05
△	RESUBMITTAL REVISION	7/12/05
△	Correction to Development Std. On Transportation Comm.	10/21/05

Development Standards/
Schematic Sections

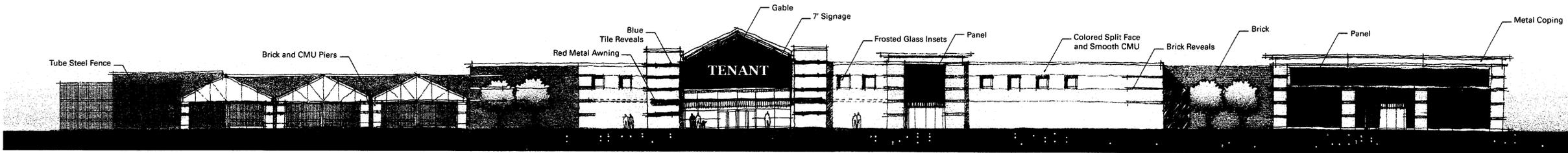
PROJECT NO.
123-8047-01

ISSUE DATE
12/22/04

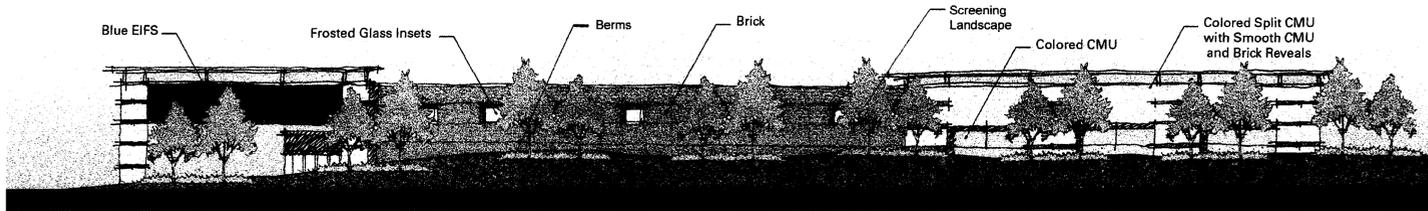
SHEET NUMBER
RZ-4



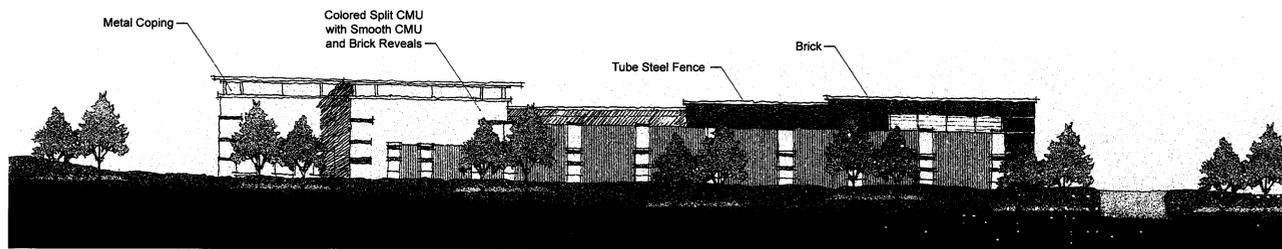
**A. HOME IMPROVEMENT
WEST ELEVATION
FROM REAMES ROAD**



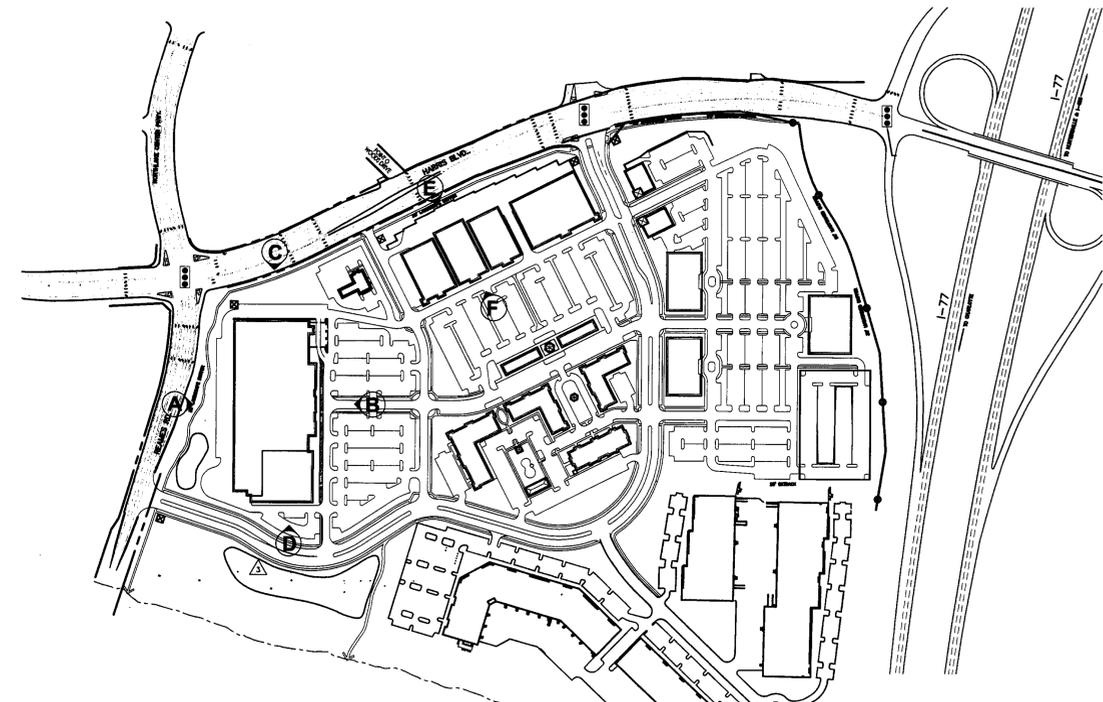
**B. HOME IMPROVEMENT
EAST ELEVATION
FROM INTERIOR**



**C. HOME IMPROVEMENT
NORTH ELEVATION
FROM HARRIS BOULEVARD**



**D. HOME IMPROVEMENT
SOUTH ELEVATION
FROM PERIMETER PARKWAY**



ELEVATION LOCATOR

PROJECT NAME
Perimeter Woods

PROJECT TEAM
PRINCIPAL IN CHARGE
Jim Gamble, ASLA
PROJECT MANAGER

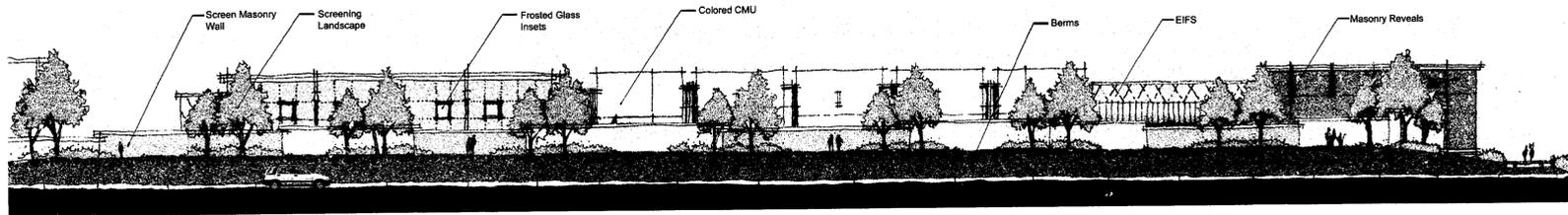
DRAWN BY
C.Chastain, RLA

NO.	REASON	DATE
1	RESUBMITTAL REVISION	4/15/05
2	RESUBMITTAL REVISION	5/20/05
3	RESUBMITTAL REVISION	6/20/05
4	RESUBMITTAL REVISION	7/12/05
5	Complies in Development Std. On Transportation Comm.	10/21/05

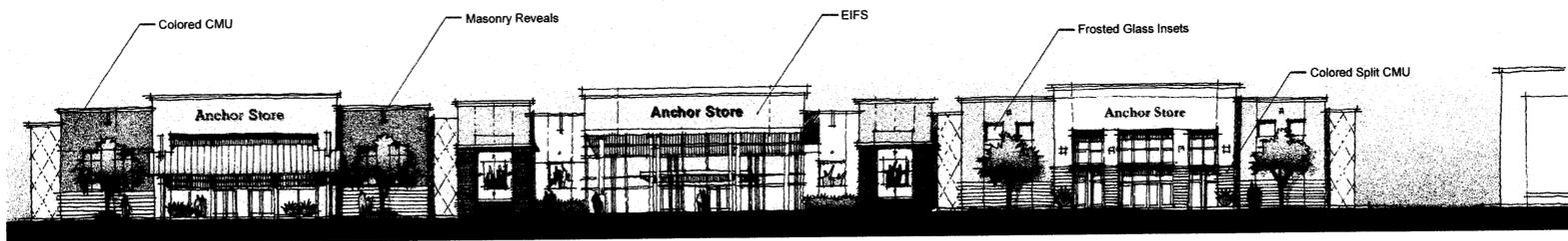
DIRECT TITLE
Development Standards/
Schematic Home Improvement Elevations

PROJECT NO.
123-8047-01

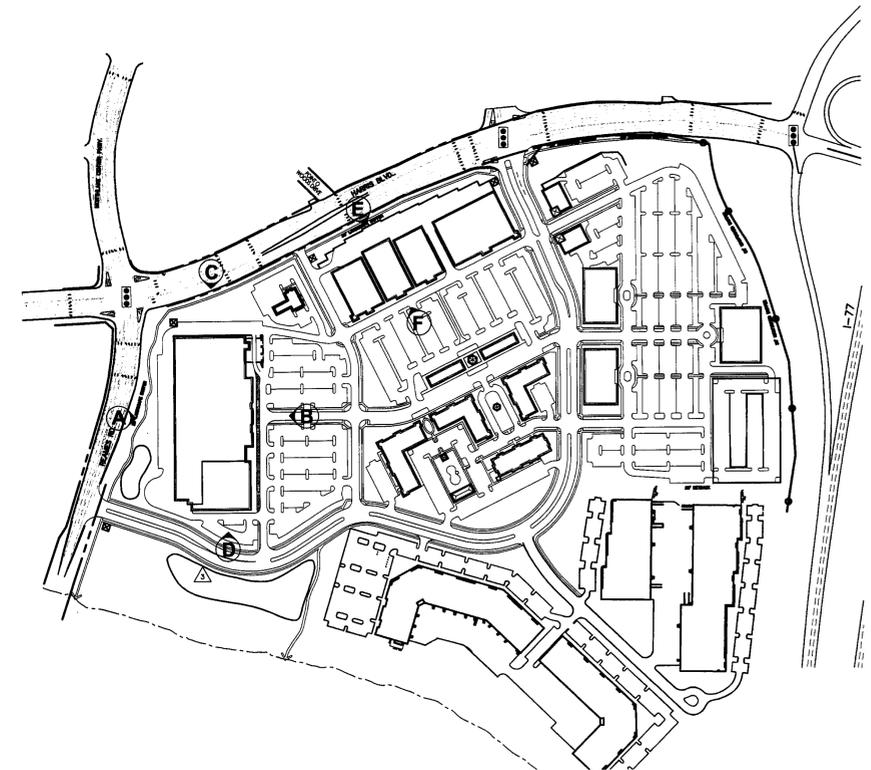
ISSUE DATE **SHEET NUMBER**
3/03/05 **RZ-5**



**E. RETAIL STORES
NORTH ELEVATION
FROM HARRIS
BOULEVARD**



**F. RETAIL STORES
SOUTH
ELEVATION**



ELEVATION LOCATOR

NO.	REASON	DATE
△	RESUBMITTAL REVISION	4/15/05
△	RESUBMITTAL REVISION	5/20/05
△	RESUBMITTAL REVISION	5/20/05
△	RESUBMITTAL REVISION	7/12/05
△	Correction to Development Data: On Transportation Commem.	10/21/05