

1535 Elizabeth, LLC.
D.B. 16624, Pg. 16
Tax I.D. 080-156-08
(245 Ac.)
Zoned= MUDD-O

Providence Road Land Partners, LLC.
D.B. 17025, Pg. 381
Tax I.D. 080-197-05
(637 Ac.)
Zoned= MUDD-O

Providence Road Land Partners, LLC.
D.B. 17025, Pg. 377
Tax I.D. 080-197-07
(227 Ac.)
Zoned= MUDD-O

Gary J. Anderson
D.B. 9159, Pg. 59
Tax I.D. 080-196-08
(218 Ac.)
Zoned= B-2

Novant Health Inc.
D.B. 19201, Pg. 155
Tax I.D. 080-197-01
(3,438 Ac.)
Zoned= MUDD-O

Torrence Street Partners, LLC
D.B. 15143, Pg. 693
Tax I.D. 125-111-22
(26,080 S.F. (0.5987 Ac.)
Zoned= B-2

Anthony R. and Kristin C. Combs
D.B. 14041, Pg. 612
Tax I.D. 125-111-21
(13,050 S.F. (0.2996 Ac.)
Zoned= B-2

Lee and C. Inc.
D.B. 5992, Pg. 635
Tax I.D. 125-111-08
(15,314 S.F. (0.3516 Ac.)
Zoned= B-2

William A. Rodgers Family
D.B. 9721, Pg. 292
Tax I.D. 125-118-04
(1.46 Ac.)
Zoned= MUDD-O

J. Frank, Jr. & Katherine B. Bragg
D.B. 9909, Pg. 871
Tax I.D. 125-118-03
(1.097 Ac.)
Zoned= O-2

BB&T
D.B. 3386, Pg. 429
Tax I.D. 155-013-04
(36,024 S.F.)
Zoned= O-2

RGHG, LLC.
D.B. 17253, Pg. 339
Tax I.D. 125-112-05
(8750 S.F.)
Zoned= B-2

1535 Elizabeth, LLC.
D.B. 16624, Pg. 16
Tax I.D. 080-156-08
(245 Ac.)
Zoned= MUDD-O

Providence Road Land Partners, LLC.
D.B. 17025, Pg. 381
Tax I.D. 080-197-05
(637 Ac.)
Zoned= MUDD-O

Providence Road Land Partners, LLC.
D.B. 17025, Pg. 377
Tax I.D. 080-197-07
(227 Ac.)
Zoned= MUDD-O

Gary J. Anderson
D.B. 9159, Pg. 59
Tax I.D. 080-196-08
(218 Ac.)
Zoned= B-2

Novant Health Inc.
D.B. 19201, Pg. 155
Tax I.D. 080-197-01
(3,438 Ac.)
Zoned= MUDD-O

Torrence Street Partners, LLC
D.B. 15143, Pg. 693
Tax I.D. 125-111-22
(26,080 S.F. (0.5987 Ac.)
Zoned= B-2

Anthony R. and Kristin C. Combs
D.B. 14041, Pg. 612
Tax I.D. 125-111-21
(13,050 S.F. (0.2996 Ac.)
Zoned= B-2

Lee and C. Inc.
D.B. 5992, Pg. 635
Tax I.D. 125-111-08
(15,314 S.F. (0.3516 Ac.)
Zoned= B-2

William A. Rodgers Family
D.B. 9721, Pg. 292
Tax I.D. 125-118-04
(1.46 Ac.)
Zoned= MUDD-O

J. Frank, Jr. & Katherine B. Bragg
D.B. 9909, Pg. 871
Tax I.D. 125-118-03
(1.097 Ac.)
Zoned= O-2

BB&T
D.B. 3386, Pg. 429
Tax I.D. 155-013-04
(36,024 S.F.)
Zoned= O-2

RGHG, LLC.
D.B. 17253, Pg. 339
Tax I.D. 125-112-05
(8750 S.F.)
Zoned= B-2

1535 Elizabeth, LLC.
D.B. 16624, Pg. 16
Tax I.D. 080-156-08
(245 Ac.)
Zoned= MUDD-O

Providence Road Land Partners, LLC.
D.B. 17025, Pg. 381
Tax I.D. 080-197-05
(637 Ac.)
Zoned= MUDD-O

Providence Road Land Partners, LLC.
D.B. 17025, Pg. 377
Tax I.D. 080-197-07
(227 Ac.)
Zoned= MUDD-O

Gary J. Anderson
D.B. 9159, Pg. 59
Tax I.D. 080-196-08
(218 Ac.)
Zoned= B-2

Novant Health Inc.
D.B. 19201, Pg. 155
Tax I.D. 080-197-01
(3,438 Ac.)
Zoned= MUDD-O

Torrence Street Partners, LLC
D.B. 15143, Pg. 693
Tax I.D. 125-111-22
(26,080 S.F. (0.5987 Ac.)
Zoned= B-2

Anthony R. and Kristin C. Combs
D.B. 14041, Pg. 612
Tax I.D. 125-111-21
(13,050 S.F. (0.2996 Ac.)
Zoned= B-2

Lee and C. Inc.
D.B. 5992, Pg. 635
Tax I.D. 125-111-08
(15,314 S.F. (0.3516 Ac.)
Zoned= B-2

William A. Rodgers Family
D.B. 9721, Pg. 292
Tax I.D. 125-118-04
(1.46 Ac.)
Zoned= MUDD-O

J. Frank, Jr. & Katherine B. Bragg
D.B. 9909, Pg. 871
Tax I.D. 125-118-03
(1.097 Ac.)
Zoned= O-2

SITE DATA

EXISTING ZONING:	B-2
PROPOSED ZONING:	MUDD-O
SITE AREA:	±3.07 AC (GROSS)

PETITIONER:

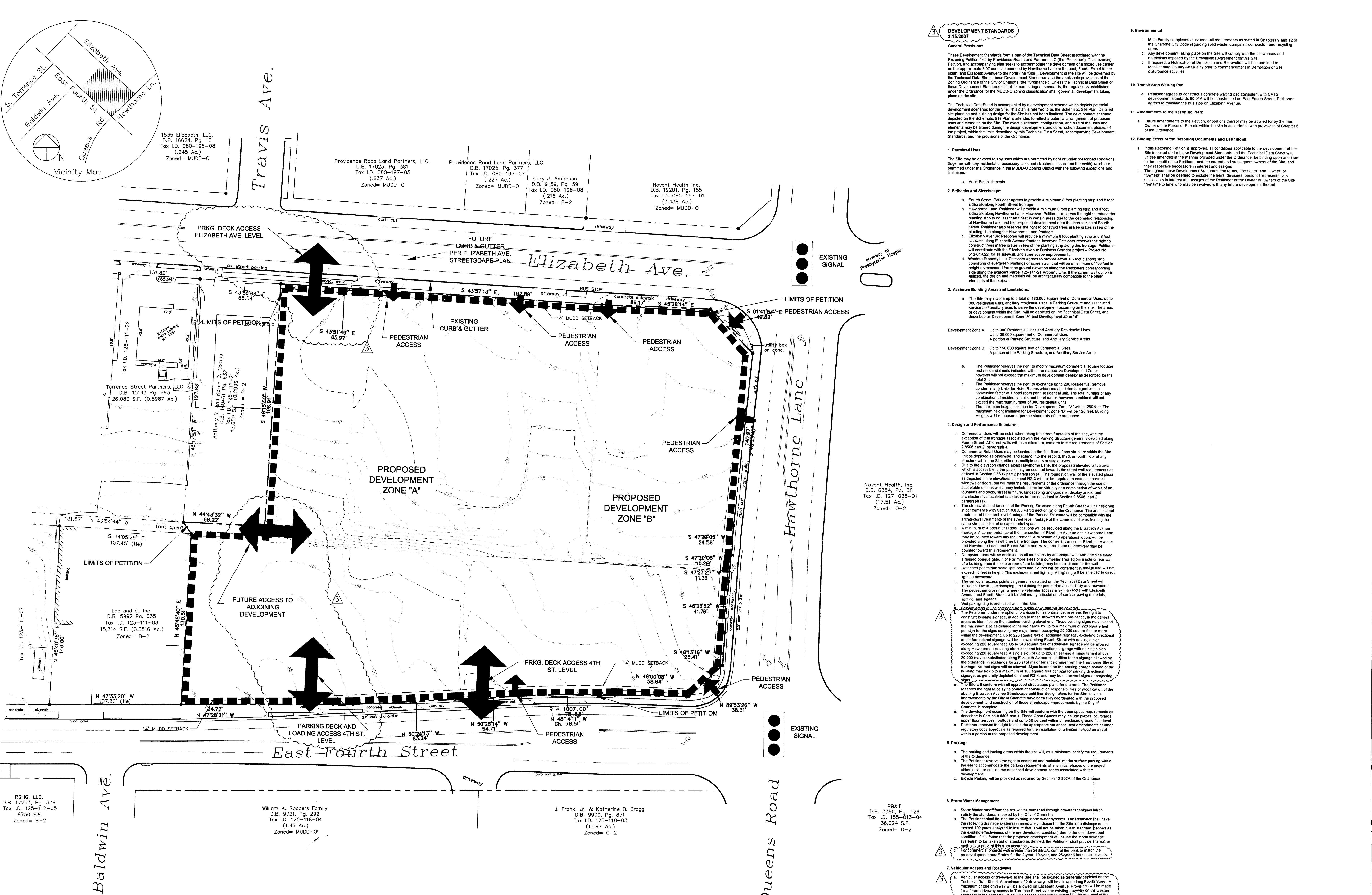
PROVIDENCE ROAD LAND PARTNERS, LLC
1523 ELIZABETH AVENUE, SUITE 220
CHARLOTTE, NC 28204
(704) 405-5100

PARCELS WITHIN PETITION AREA:

125-111-20
125-111-18
125-111-17
125-111-15
125-111-14
125-111-12
125-111-11
125-111-10

CONSULTANTS:

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



DEVELOPMENT STANDARDS 2.15.2007

- General Provisions**
- These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Providence Road Land Partners LLC (the "Petitioner"). This rezoning petition and accompanying plan sheets to accommodate the development of a mixed use center on the approximately 3.07 acre site bounded by Hawthorne Lane to the east, Fourth Street to the south, and Elizabeth Avenue to the north. Development of the site will be governed by the Technical Data Sheet, these Development Standards, and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Technical Data Sheet of these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern all development taking place on the site.
 - The Technical Data Sheet is accompanied by a development scheme which depicts potential development scenarios for the Site. This plan is referred to as the Schematic Site Plan. Detailed site planning and building design for the Site has not been prepared. However, Petitioner reserves the right to reduce the amount of development shown on the Schematic Site Plan to reflect a potential arrangement of proposed uses and elements on the Site. The exact placement, configuration, and size of the site elements may be altered during the design, development and construction document phases of the project, within the limits described by the Technical Data Sheet, accompanying Development Standards, and the provisions of the Ordinance.
- 1. Permitted Uses**
- The Site may be devoted to any uses which are permitted by right or under prescribed conditions together with any incidental or accessory uses and structures associated therewith which are permitted under the Ordinance in the MUDD-O Zoning District with the following exceptions and limitations:
 - a. Adult Establishments
- 2. Setbacks and Streetscape:**
- a. Fourth Street: Petitioner agrees to provide a minimum 8 foot planting strip and 8 foot sidewalk along Fourth Street frontage.
 - b. Hawthorne Lane: Petitioner will provide a minimum 8 foot planting strip and 8 foot sidewalk along Hawthorne Lane. However, Petitioner reserves the right to reduce the planting strip to no less than 6 feet in certain areas due to the geometric relationship of Hawthorne Lane and the proposed development near the intersection of Fourth Street. Petitioner also reserves the right to construct trees in tree grates in lieu of the planting strip along the Hawthorne Lane frontage.
 - c. Elizabeth Avenue: Petitioner will provide a minimum 8 foot planting strip and 8 foot sidewalk along Elizabeth Avenue frontage. However, Petitioner reserves the right to construct trees in tree grates in lieu of the planting strip along the frontage. Petitioner will coordinate with the Elizabeth Avenue Business Corridor project - Project No. 512-01-022, for all sidewalk and streetscape improvements.
 - d. Western Property Line: Petitioner agrees to provide a 5 foot planting strip, consisting of evergreen plantings or screen wall that will be a minimum of five feet in height as measured from the ground elevation along the Petitioner's corresponding side along the adjacent Parcel 125-111-21 Property Line. If the screen wall option is utilized, the design and materials will be architecturally compatible to the other elements of the project.
- 3. Maximum Building Area and Limitations:**
- a. The Site may include up to a total of 180,000 square feet of Commercial Uses, up to 300 residential units, ancillary residential uses, a Parking Structure and associated service and ancillary uses to serve the development occurring on the site. The areas of development within the Site will be depicted on the Technical Data Sheet, and described as Development Zone "A" and Development Zone "B".
 - b. The Petitioner reserves the right to modify maximum commercial square footage and residential units indicated within the respective Development Zones, however will not exceed the maximum development density as described for the total Site.
 - c. The Petitioner reserves the right to exchange up to 200 Residential (remove condominium units for Hotel Rooms which may be interchangeable as a conversion factor of 1 hotel room per 1 residential unit. The total number of any combination of residential units and hotel rooms however combined will not exceed the maximum number of 300 residential units.
 - d. The maximum height limitation for Development Zone "A" will be 280 feet. The maximum height limitation for Development Zone "B" will be 120 feet. Building Heights will be measured per the standards of the Ordinance.
- 4. Design and Performance Standards:**
- a. Commercial Uses will be established along the street frontages of the site, with the exception of that portion of the Parking Structure generally depicted along Fourth Street. All street walls will, as a minimum, conform to the requirements of Section 8.806 part 2, paragraph (a).
 - b. Commercial Retail Uses may be located on the first floor of any structure within the Site unless depicted as otherwise, and located on the second, third, or fourth floor of any structure within the Site, either as multiple users or single users.
 - c. Due to the elevation change along Hawthorne Lane, the proposed elevated plaza area which is accessible to the public may be counted towards the street wall requirements as defined in Section 8.806 part 2 paragraph (a). The foundation wall of the elevated plaza, as depicted in the elevations on sheet 12.2.3 will not be required to contain storefront windows or doors, but will meet the requirements of the Ordinance through the use of acceptable options which may include other materials or a combination of work of art, fountains and pools, street furniture, landscaping and gardens, display areas, and architecturally articulated facades as further described in Section 8.806, part 2 paragraph (a).
 - d. The storefronts and facades of the Parking Structure along Fourth Street will be designed in conformance with Section 8.806 Part 2 section (a) of the Ordinance. The architectural treatment of the street frontage of the Parking Structure will be compatible with the architectural treatments of the street level frontage of the commercial uses fronting the same streets in lieu of occupied retail space.
 - e. A minimum of 4 operational door locations will be provided along the Elizabeth Avenue frontage. A corner entrance at the intersection of Elizabeth Avenue and Hawthorne Lane may be counted toward this requirement. A maximum of 3 operational doors will be provided along the Hawthorne Lane frontage. The corner entrances at Elizabeth Avenue and Hawthorne Lane and Fourth Street and Hawthorne Lane respectively may be counted toward the requirement.
 - f. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear of the building may be substituted for the wall.
 - g. Detached pedestrian scale light poles and fixtures will be consistent in design and will not exceed 15 feet in height. This excludes street lighting. All lighting will be directed to direct lighting downward.
 - h. The vehicular access points as generally depicted on the Technical Data Sheet will include sidewalks, landscaping, and lighting for pedestrian accessibility and movement.
 - i. The additional crossings, where the vehicular access intersects with Elizabeth Avenue and Fourth Street, will be defined by articulation of surface paving materials, lighting, and signage.
 - j. Vehicular lighting is prohibited within the Site.
 - k. Signage areas will be screened from public view, and will be screened.
 - l. The Petitioner, under the optional provision to this ordinance, reserves the right to construct building signage, in addition to those allowed by the ordinance, in the general areas as depicted on the attached building elevations. These building signs may exceed the maximum size as defined in the ordinance by up to a maximum of 220 square feet per sign for the signs serving any major level occupying 20,000 square feet or more within the development. Up to 220 square feet of additional signage, excluding directional and informational signage, will be allowed along Fourth Street with single signs exceeding 220 square feet. Up to 540 square feet of additional signage will be allowed along Hawthorne, excluding directional and informational signage with no single sign exceeding 220 square feet. A single sign up to 220 sq. ft. serving a major tenant of over 20,000 sq. ft. may be substituted along Elizabeth Avenue in addition to the signage allowed by the ordinance. In exchange for 200 sq. ft. of major tenant signage from the Hawthorne Street frontage, no roof signs will be allowed. Signs located on the parking garage portion of the building may be up to a maximum of 100 square feet per sign for parking structure signage, as generally depicted on sheet 82-4, and may be either wall signs or projecting signs.
 - m. The Site will conform with all approved streetscape plans for the area. The Petitioner reserves the right to delay its portion of construction responsibilities or modification of the existing Elizabeth Avenue Streetscape until final design plans for the Streetscape improvements by the City of Charlotte have been fully coordinated with the proposed development, and construction of those streetscape improvements by the City of Charlotte is complete.
 - n. The development occurring on the Site will conform with the open space requirements as described in Section 8.806 part 4. These open spaces may include plazas, courtyards, upper floor terraces, notches and up to 30 percent within an enclosed ground floor level.
 - o. Petitioner reserves the right to seek the appropriate variances, but amendments or other regulatory body approvals as required for the installation of a limited help-up on a roof within a portion of the proposed development.
- 5. Parking:**
- a. The parking and loading areas within the site will, as a minimum, satisfy the requirements of the Ordinance.
 - b. The Petitioner reserves the right to construct and maintain interim surface parking within the site to accommodate the parking requirements of any initial phases of the project either inside or outside the described development zones associated with the development.
 - c. Bicycle Parking will be provided as required by Section 12.202A of the Ordinance.
- 6. Storm Water Management**
- a. Storm Water runoff from the site will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte.
 - b. The Petitioner shall tie-in to the existing storm water system. The Petitioner shall have the receiving effectiveness of the pre-developed condition to the site for a distance not to exceed 100 yards analyzed to insure that it will not be taken out of standard defined as the existing effectiveness of the pre-developed condition) due to the post developed condition. If it is found that the proposed development will cause the storm drainage system(s) to be taken out of standard as defined, the Petitioner shall provide alternative methods to protect the existing condition.
 - c. For commercial projects with greater than 24,000 sq. ft., control the peak to match the predevelopment runoff rate for the 2-year, 10-year, and 25-year 6-hour storm events.
- 7. Vehicular Access and Roadways**
- a. Vehicular access or driveways to the Site shall be located as generally depicted on the Technical Data Sheet. A maximum of 2 driveways will be allowed along Fourth Street. A maximum of one driveway will be allowed on Elizabeth Avenue. Provisions will be made for a future driveway access to Torrence Street via the existing driveway on the western boundary of the property. This future access point will be subject to the approval of the affected property owners that are not a part of the Petitioner and depends on the availability of the property owners for those properties. This future access may be accommodated either at grade, or above grade, pending the future development plans.
 - b. All pavement construction and roadways shall be constructed to meet any minor modifications required to accommodate actual site building design, and any other conditions that may be required by CDOT or NCDOT (including MUDD-O and driveway permit process).
 - c. The Petitioner is working with CDOT to prepare a Transportation Improvement Study document for the area. This overall study in association with the required Traffic Impact Study by the Petitioner will be provided to and approved by CDOT prior to MUDD-O use. The study will evaluate the effect that site generated traffic will have on the thoroughfare system in the vicinity of the site.
 - d. The City of Charlotte Department of Transportation, along with Charlotte Mecklenburg Planning Commission shall inform the Petitioner of the locations of the traditional Rights of Ways along the surrounding street frontage, the allowable curbs, surrounding the Site, and the corresponding building setbacks.
 - e. The Petitioner reserves the right to seek abatement of existing easements, alleyways, or other encroachments within the site through quit claim procedure or other methods in order to create a compatible and integrated development.
- 8. Fire Protection**
- a. Adequate fire protection will be provided in accordance with the requirements of the office of the Fire Marshall and building code in existence at the time of approval of this Petition.

REACTIVATED PETITION NUMBER = 2005-092 FOR PUBLIC HEARING



GRAPHIC SCALE
(IN FEET)

APPROVED BY CITY COUNCIL

FEB 19 2007

ENVIRONMENTAL

- a. Multi-Family complexes must meet requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste, dumpster, compactor, and recycling areas.
 - b. Any development taking place on the Site will comply with the allowances and restrictions imposed by the Brownfields Agreement for this Site.
 - c. If required, a Notification of Demolition and Renovation will be submitted to Mecklenburg County Air Quality prior to commencement of Demolition or Site disturbance activities.
- 10. Transit Stop Waiting Pad**
- a. Petitioner agrees to construct a concrete waiting pad consistent with CATS development standards 60 DIA to be constructed on East Fourth Street. Petitioner agrees to maintain the bus stop on Elizabeth Avenue.
- 11. Amendments to the Rezoning Plan:**
- a. Future amendments to the Petition, or portions thereof may be applied for by the then Owner of the Parcel or Parcels within the site in accordance with provisions of Chapter 8 of the Ordinance.
- 12. Binding Effect of the Rezoning Documents and Definitions:**
- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Technical Data Sheet will survive amendment in the manner provided under the Ordinance, be binding upon and enforceable by the Petitioner and the current and subsequent owners of the Site, and their respective successors in interest and assigns.
 - b. Throughout these Development Standards and 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 with any future development thereof.

ELIZABETH AVENUE REDEVELOPMENT EAST PROPERTY REZONING

JIM GAMBLE, ASLA
DAVID POWLEN, RLA
C. CHASTAIN, RLA

NO.	REASON	DATE
1	CMPC COMMENTS	12/18/06
2	CMPC COMMENTS	1/16/07
3	CMPC COMMENTS	2/15/07

TECHNICAL DATA SHEET

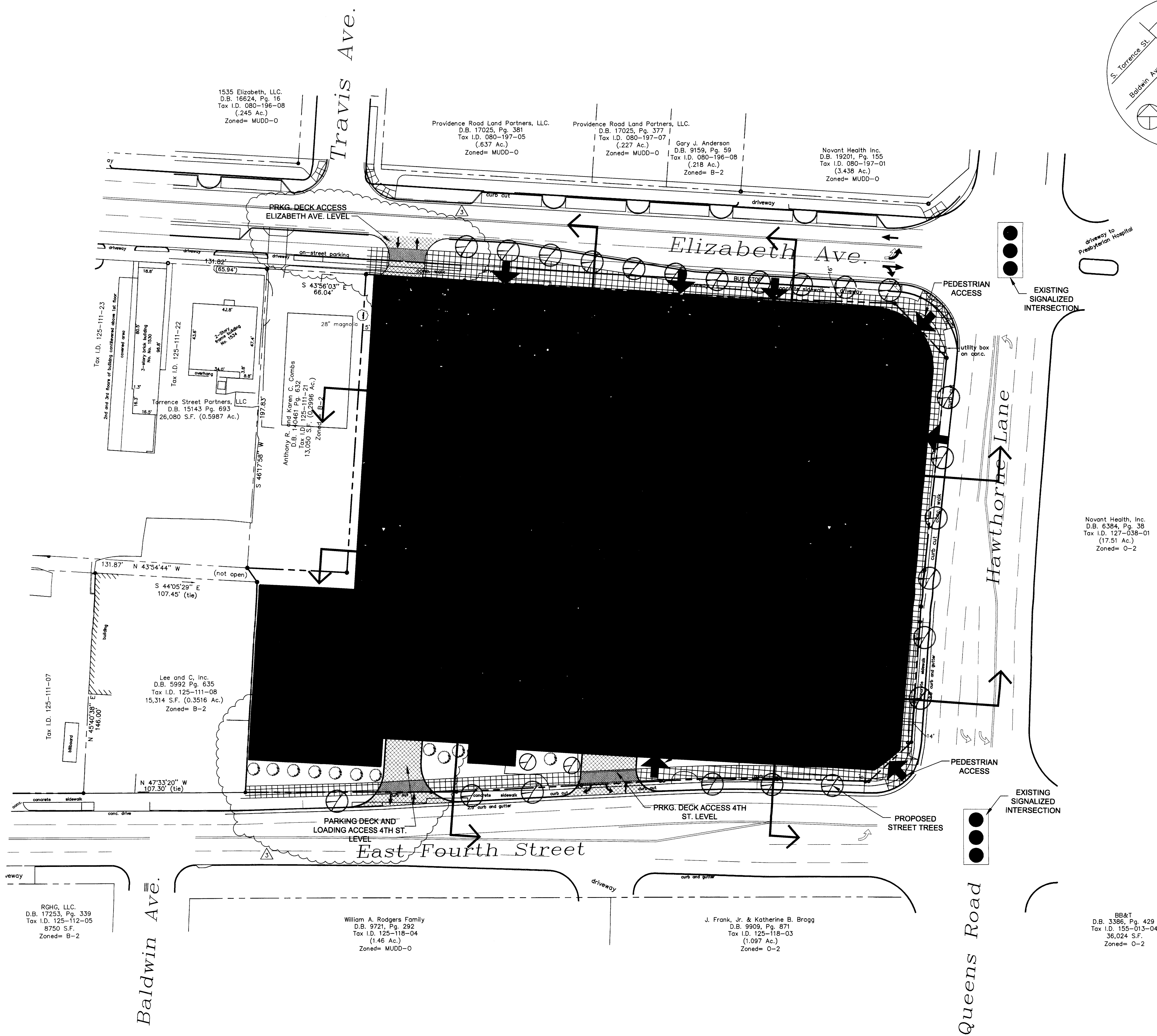
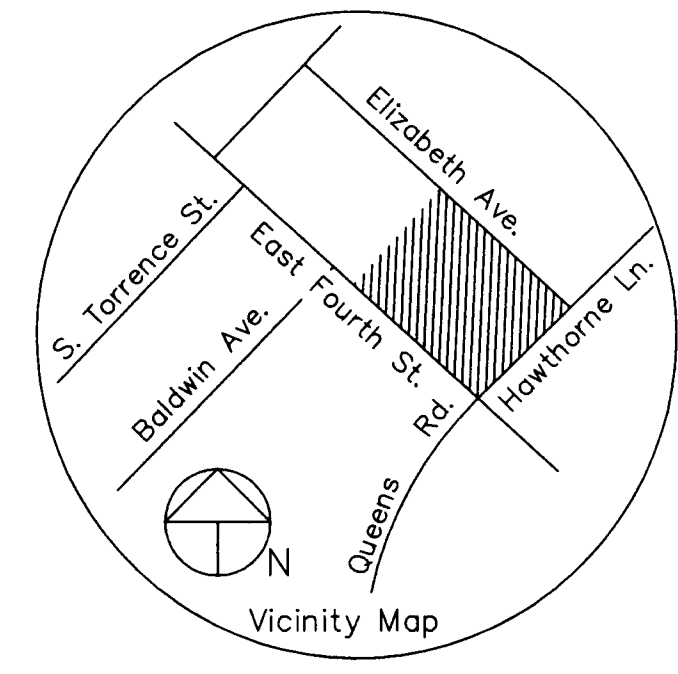
101-9925-01

12/18/06 RZ-1

LITTLE

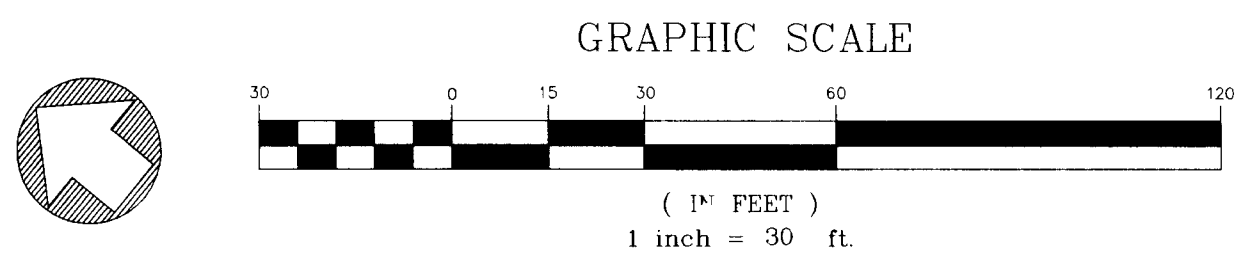
www.littleonline.com

This drawing and the design shown are the property of Little Diversified Architectural Consulting. The reproduction, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action.



NOTE:
THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND DEPICTS A POSSIBLE DEVELOPMENT SCHEME. FINAL LAYOUT WILL BE DETERMINED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PREPARATION.

REACTIVATED PETITION NUMBER = 2005-092 FOR PUBLIC HEARING



**Elizabeth Avenue
Redevelopment
East Property
Rezoning**

PRINCIPAL IN CHARGE
Jim Gamble, ASLA
PROJECT MANAGER
David Powlen, RLA
DRAWN BY
C. Chastain, RLA

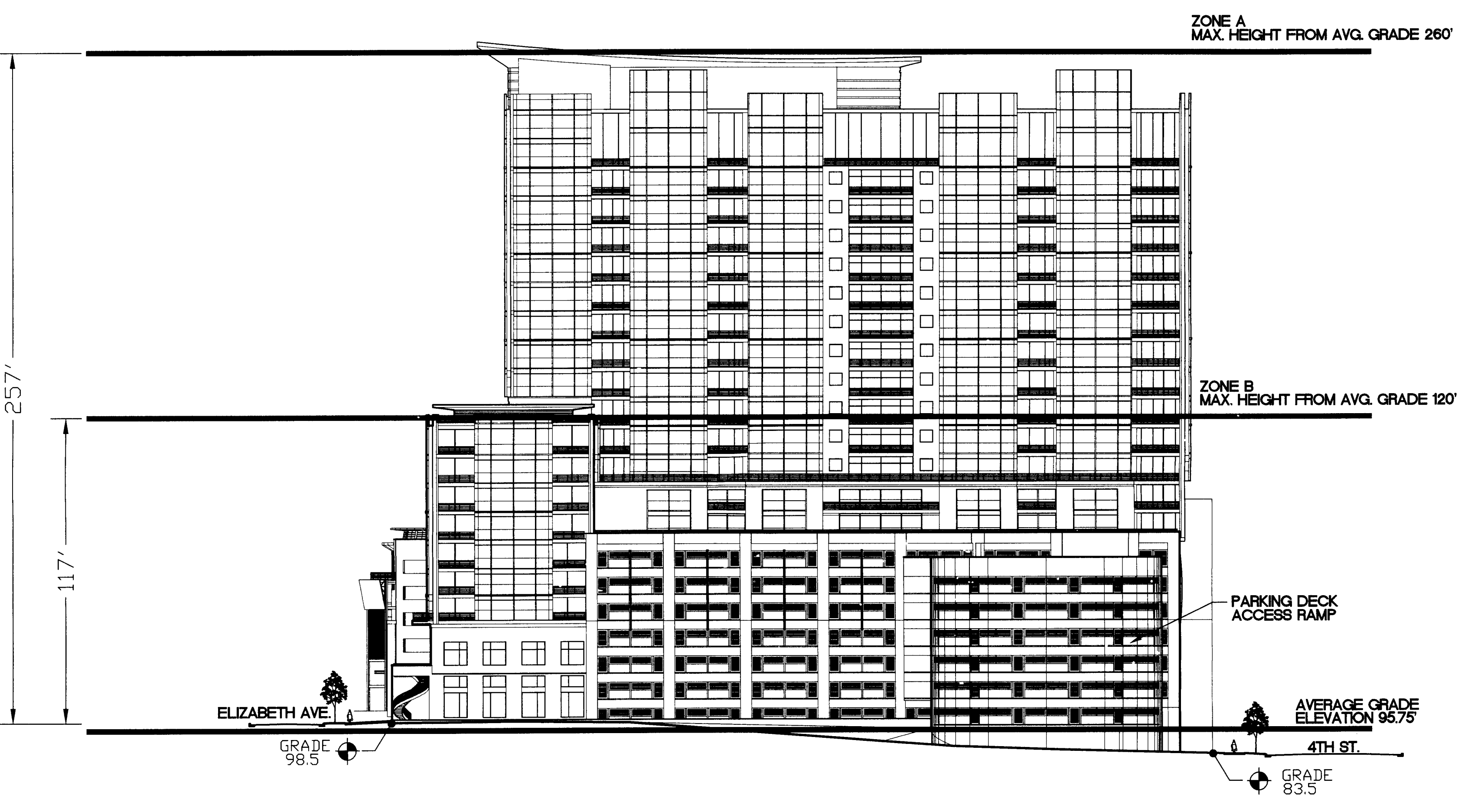
NO.	REASON	DATE
△	CMPC COMMENTS	12/18/06
△	CMPC COMMENTS	1/16/07
△	CMPC COMMENTS	2/15/07

**SCHEMATIC
SITE PLAN**

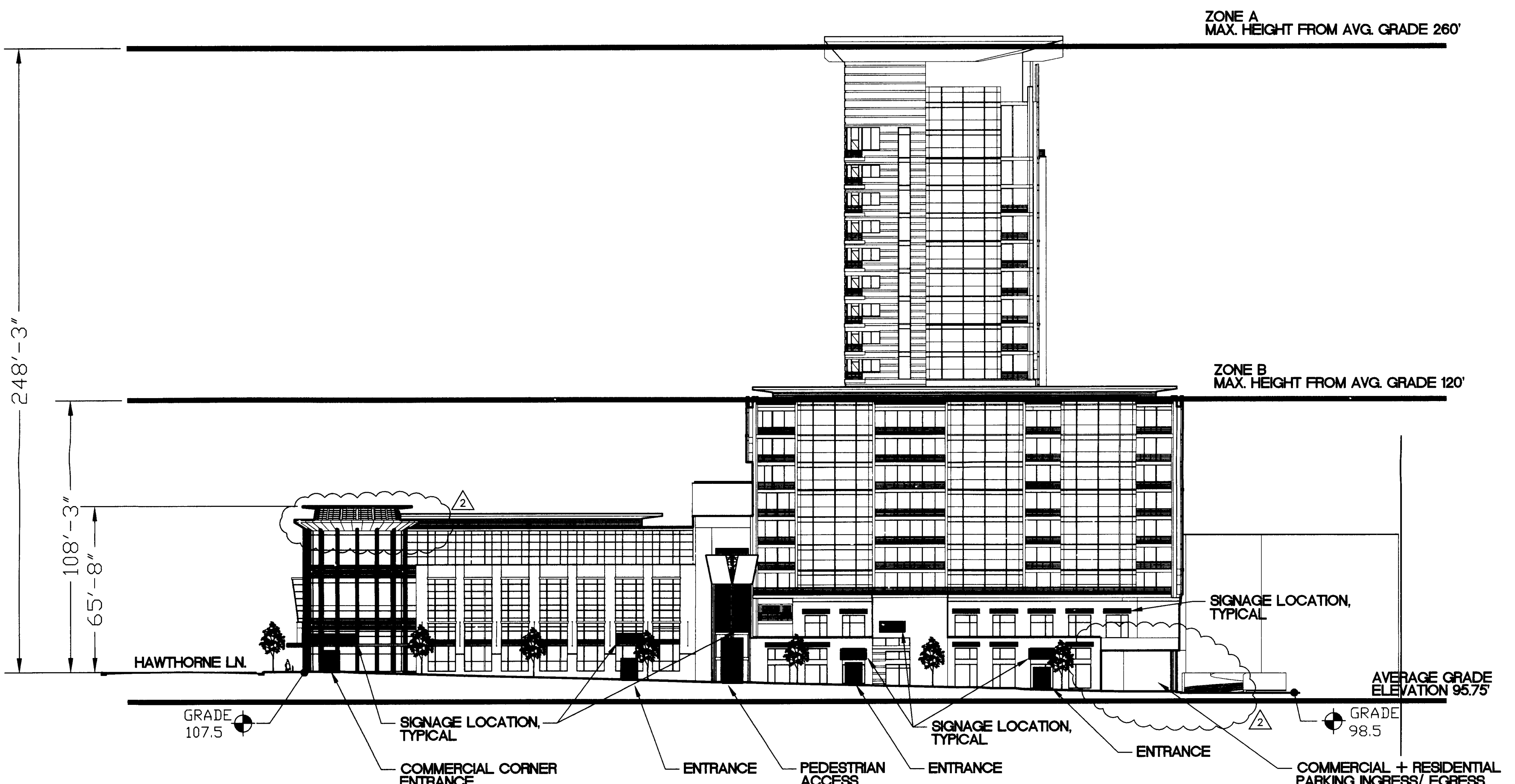
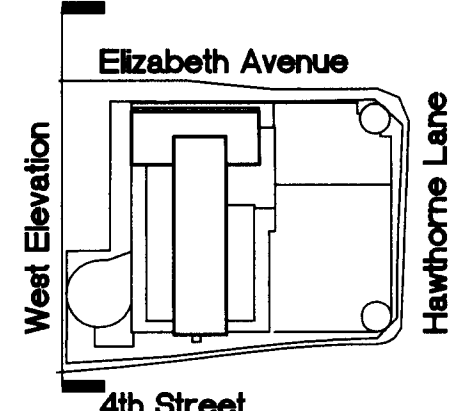
101-9925-01

12/18/06 **RZ-2**

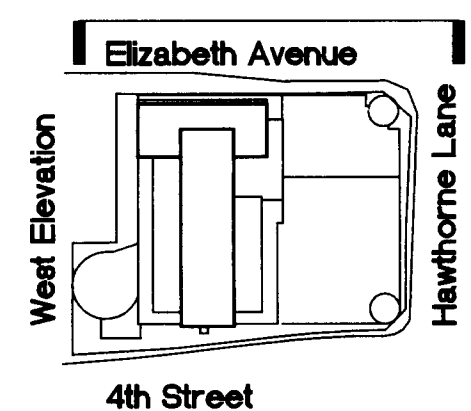
NO.	REASON	DATE
△	CMPC COMMENTS	1/16/07
△	CMPC COMMENTS	2/15/07



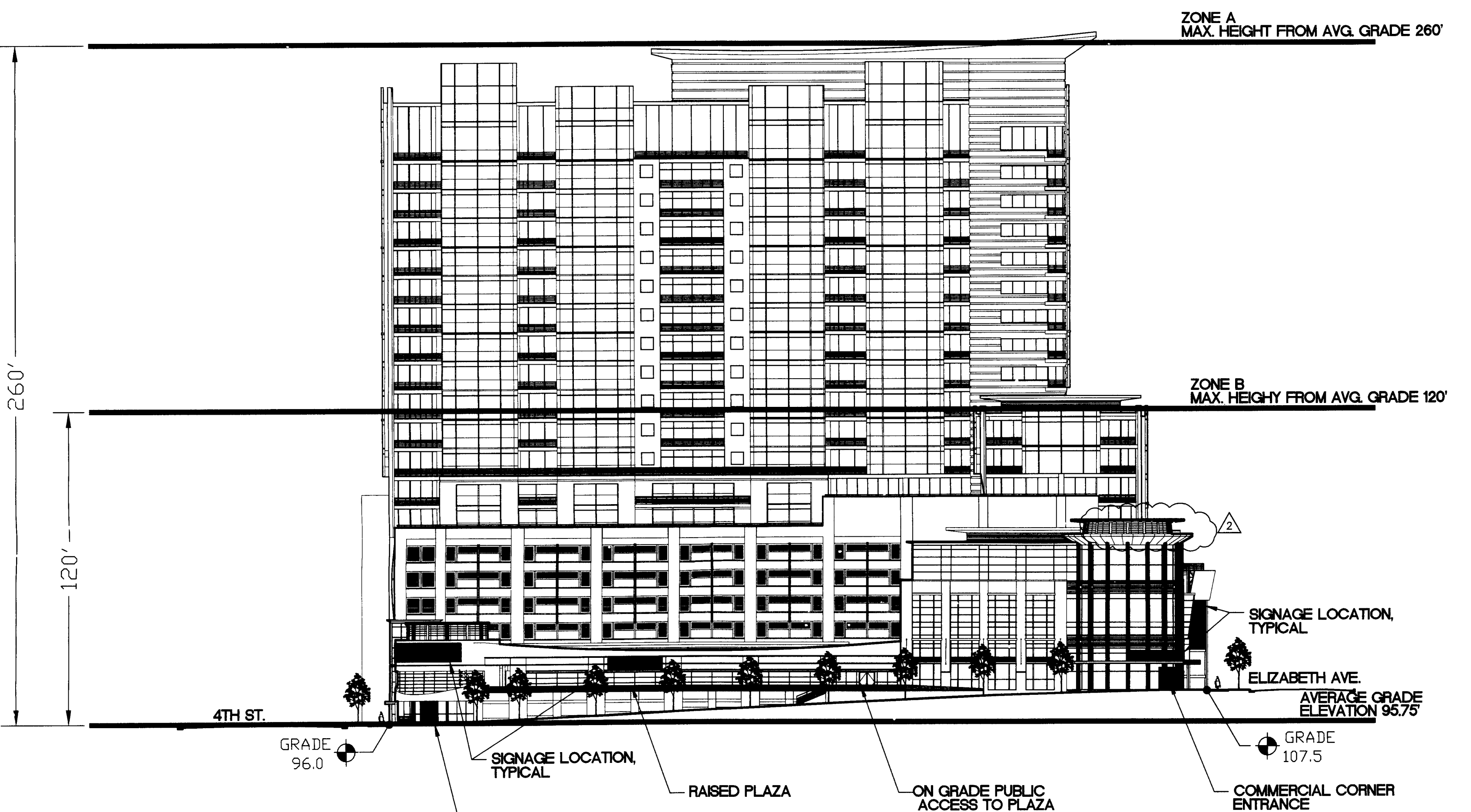
1 WESTERN PROPERTY ELEVATION
RZ-3 SCALE: 1/32" = 1'-0"



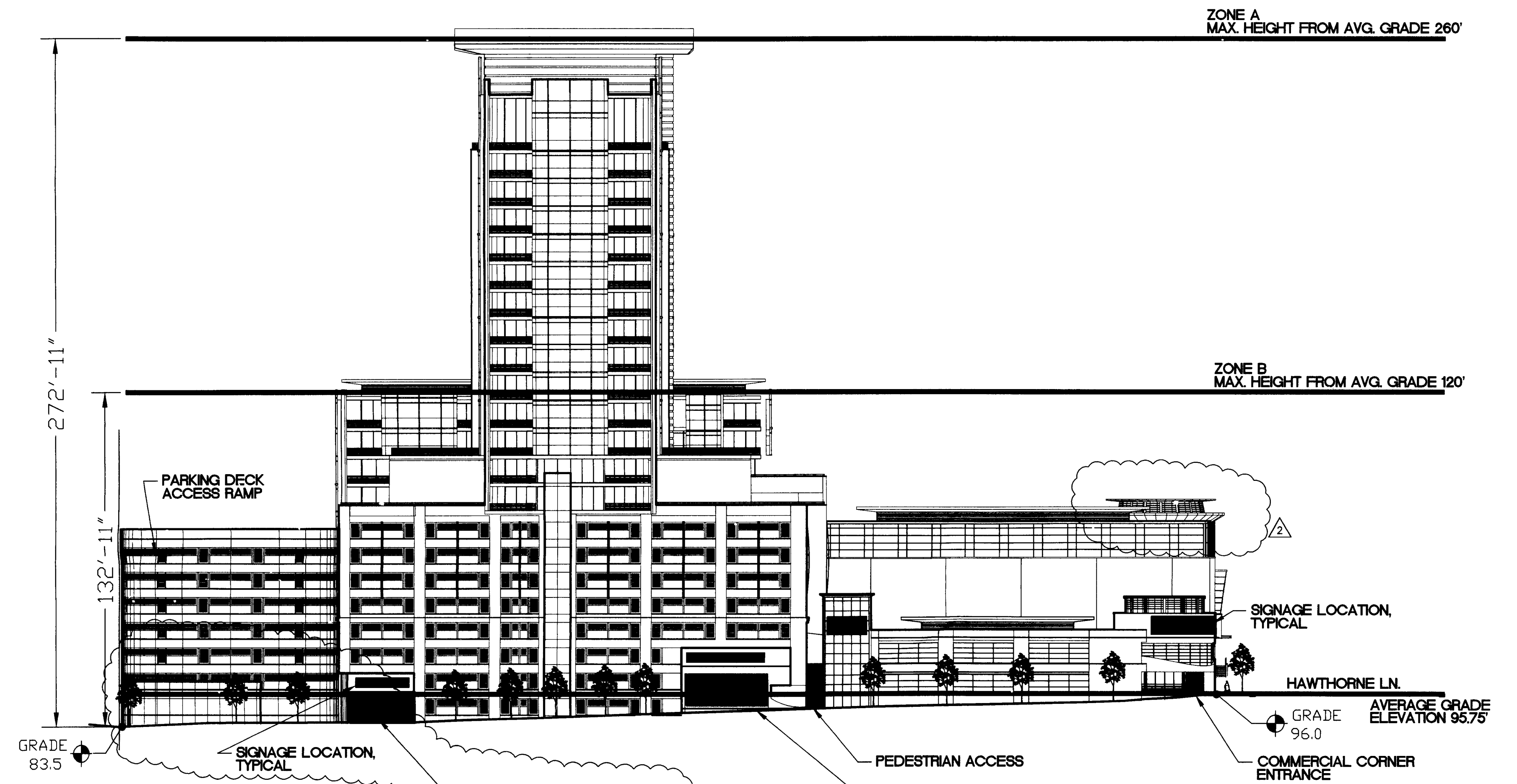
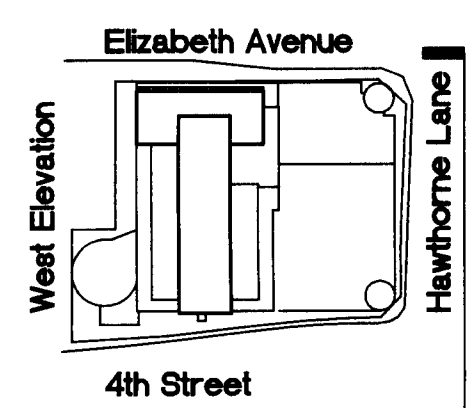
3 ELIZABETH AVE. ELEVATION
RZ-3 SCALE: 1/32" = 1'-0"



NOTE:
These elevations are schematic in nature and intend to only depict the scale and design quality of the development. These elevations are subject to modification during preparation of the final Design Development and Construction Documents. Further, the final design will require MUDD-O review prior to issuance of building permits.



2 HAWTHORNE STREET ELEVATION
RZ-3 SCALE: 1/32" = 1'-0"



4 4th STREET ELEVATION
RZ-3 SCALE: 1/32" = 1'-0"

