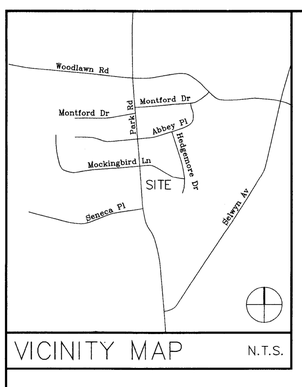


VICINITY MAP N.T.S.

RECORD CALLS–CURVE TABLE						
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	7°32'32"	1236.37	162.75	81.49	N01°39'44"W	162.63'
C2	90°00'00"	20.00	31.42	20.00	S39°34'00"W	28.28'
C3	36°14'00"	305.65	193.29	100.00	N77°19'00"W	190.09'
C4	12°07'42"	590.52	125.00	62.73	S65°15'51"E	124.77'
C5	19°46'02"	590.52	203.73	102.89	S81°12'42"E	202.72'
C6	14°37'08"	924.93	235.99	118.64	N06°54'10"E	235.35'
CURVE TABLE						
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C7	8°28'38"	1101.68	163.00	81.65	N01°49'03"W	162.85'
C8	90°00'00"	20.00	31.42	20.00	S39°34'00"W	28.28'
C9	36°14'00"	305.65	193.29	100.00	N77°19'00"W	190.09'
C10	12°07'42"	590.52	125.00	62.73	S65°15'51"E	124.77'
C11	19°46'02"	590.52	203.73	102.89	S81°12'42"E	202.72'
C12	14°53'47"	906.34	235.64	118.49	N06°57'59"E	234.98'

DEVELOPMENT DATA SUMMARY

TAX PARCEL NOS: 175-143-01 & 07

TOTAL ACREAGE: 6.204 ACRES

EXISTING ZONING: 0-1

PROPOSED ZONING:
MUDD (CD): CONDITIONAL MIXED USE DEVELOPMENT DISTRICT

CURRENT LAND USES:
A COLLEGE CLASSROOM AND ADMINISTRATIVE BUILDING (50,831 SF/1 STORY) AND A FREE STANDING OFFICE BUILDING (5,680 SF/1 & 2 STORY)

PROPOSED LAND USES:
TRACT A
- NEW PFEIFFER UNIVERSITY CLASSROOM AND ADMINISTRATIVE BUILDING: 3 STORY/60,000 SF
- MEDICAL/GENERAL OFFICE BUILDING: 3 STORY/60,000 SF (MEDICAL OFFICE: 26,200 SF/GENERAL OFFICE: 33,800 SF).

MAXIMUM BUILDING HEIGHT: 70 FEET

TRACT B
- RESIDENTIAL CONDOMINIUM COMPLEX: 3 STORY/78 UNITS

DEVELOPMENT STANDARDS

GENERAL PROVISIONS
Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MUDD zoning district classification shall be followed in connection with development taking place on the Site.

The configurations, placements and sizes of the buildings outlined on the Illustrative Rezoning Site Plan are schematic in nature and subject only to the provisions set forth below under Architectural Controls, may be altered or modified during design development and construction document phases within the Building Envelope lines established on the Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations and footprints subject only to the provisions set forth below under Architectural Controls.

PERMITTED USES
The Site may be devoted to the following uses and to any accessory uses that are clearly incidental and related thereto including surface level and/or structured parking areas:

Tract A
The buildings to be constructed within that portion of the Site designated as Tract A on the Technical Data Sheet may be devoted only to the following uses:

(a) Medical offices and/or general offices.

(b) University or college uses and related administration, office and support uses.

Tract B
The buildings to be constructed within that portion of the Site designated as Tract B on the Technical Data Sheet may be devoted only to for sale attached dwelling units.

DEVELOPMENT LIMITATIONS
1. As depicted on the Technical Data Sheet, Tract A may be devoted to one medical/general office building containing a maximum of 60,000 square feet of building area, and to one university or college classroom/administration/office building containing a maximum of 60,000 square feet of building area.

2. Tract B may be devoted to a maximum of 78 for sale attached dwelling units.

SETBACKS, SIDE YARDS AND REAR YARDS
1. Unless more stringent standards are established on the Technical Data Sheet, the building constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the MUDD zoning district.

2. No buildings, parking spaces or maneuvering areas may be located within the required setbacks.

DEVELOPMENT STANDARDS

SCREENING AND LANDSCAPED AREAS/PRESERVATION OF EXISTING TREES/DUMPSTER COMPACTOR AND RECYCLING AREAS
1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.

2. As more particularly depicted on the Technical Data Sheet, a 20 foot wide landscaped area shall be installed and maintained along the Site's common boundary line with Franciscan Terrace Condominiums in accordance with the cross section set out on the Illustrative Rezoning Site Plan. At a minimum, the landscaped area shall meet the planting requirements of a Class C buffer. A 6 foot tall wooden privacy fence shall be installed within the 20 foot wide landscaped area as depicted on the cross section.

3. The two existing approximately 27 inch oak trees located on the Site in close proximity to Mockingbird Lane shall be preserved.

4. All roof mounted mechanical equipment placed on any building located on the Site will be screened from view at grade from adjoining public rights of way and abutting properties.

5. Any dumpster visible from a public street or from an adjoining parcel of land will be screened from view by a solid-enclosure with gates. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.

6. The attached residential portion of the Site, Tract B, shall meet all requirements as stated in Chapters 9 and 12 of the Charlotte City Code regarding solid waste, dumpster, compactor and recycling areas.

PARKING
1. Parking areas depicted on the Illustrative Rezoning Site Plan may vary in size and location. Notwithstanding the foregoing, a minimum of 342 parking spaces will be provided on the Site. The 20 on-street parking spaces to be installed by the Petitioner on that portion of Mockingbird Land that abuts the Site shall be counted towards the minimum 342 parking spaces pursuant to Section 9.8507(5) of the Ordinance.

2. The university or college will hold classes primarily during the weekday evenings, and the medical/general office building's hours of operation will be primarily from 9 a.m. to 5 p.m. during the weekdays. Therefore, the university or college's hours of operation and demand for parking spaces will not substantially overlap with the medical/general office building's hours of operation and demand for parking spaces. Additionally, the medical/general office building's hours of operation and demand for parking spaces will not substantially overlap with the for sale attached dwelling units' demand for parking spaces. Accordingly, the differing uses on the Site will operate under a shared parking agreement utilizing the parking schedule and ratios set out in Paragraph 3 below, which shared parking agreement is subject to the approval of the Zoning Administrator.

3. Off street vehicular parking shall be provided for each use on the Site during weekdays in accordance with the following schedule and rates:

Weekdays from 9 a.m. to 5 p.m.
- Medical Office: 1 parking space per 200 square feet of floor area (26,200 square feet/200 = 131 parking spaces)
- General Office: 1 parking space per 328 square feet of floor area (33,800/328 = 103 parking spaces)
- University or College: 30 parking spaces
- Attached Dwelling Units: 78 parking spaces
- Total weekday parking = 342 spaces

Weekdays After 5 p.m.
- Medical and General Office: 50 parking spaces (50% of the MUDD requirement)
- Attached Dwelling Units: 1.26 parking spaces per unit (78 units x 1.26 = 98 parking spaces)
- University or College: 1 parking space for every 2 students (388 students/2 = 194 parking spaces)
- Total week evening parking = 342 spaces

LIGHTING
1. A uniform lighting system will be employed throughout the Site.

2. The maximum height of any free standing lighting fixture (including its base) installed on the Site may not exceed 20 feet. All free standing lighting fixtures installed on the Site shall be capped and the illumination downwardly directed so that the direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.

3. No wall pack style light fixtures will be permitted on the Site, and any wall mounted light fixtures installed on the Site shall be capped and downwardly directed so that illumination does not extend past any property line of the Site.

4. Parking lot and pedestrian lighting may not be installed within the tree islands to be located within the parking areas on the Site.

SIGNS
1. All signs placed on the Site will be erected in accordance with the requirements of Section 9.8506(2)(c) and Chapter 13 of the Ordinance.

2. Any detached sign installed on the Site shall have a maximum height of 5 feet and a maximum sign face area per side of 24 square feet unless the sign is 100 percent lit by neon light, in which event the maximum sign face area per side shall be 24 square feet.

3. Any wall signs installed on any building located on the Site shall be limited in size to 100 square feet per wall. Individual tenant identification signs for any office users located on the Site shall not be considered or counted towards the 100 square foot limitation for wall signs.

ACCESS POINTS (DRIVEWAYS)/SIDEWALKS/RIGHT OF WAY DEDICATION
1. The number of vehicular access points to the Site shall be limited to those depicted on the Technical Data Sheet.

2. 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 City of Charlotte Department of Transportation.

3. Petitioner shall install an 8 foot wide planting strip followed by a 6 foot wide sidewalk as measured from the existing or future back of curb along the Site's frontage on Park Road, Mockingbird Lane and Hedgemore Drive.

4. The 6 foot wide sidewalk to be installed along the Site's frontage on Mockingbird Lane may meander into the planting strip to preserve the two existing approximately 27 inch caliper oak trees located on the Site in close proximity to Mockingbird Lane.

5. As generally depicted on the Illustrative Rezoning Site Plan, Petitioner shall install sidewalks or walkways throughout the Site to the sidewalk to be installed along the Site's frontage on Park Road, Mockingbird Lane and Hedgemore Drive.

6. Prior to the issuance of the first certificate of occupancy for any new building constructed on the Site, Petitioner shall dedicate and convey right of way along the Site's frontage on Park Road measuring 50 feet from the existing centerline of Park Road.

FIRE PROTECTION
Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

ARCHITECTURAL CONTROLS
1. The maximum height of any building constructed on the Site shall be three stories and 70 feet.

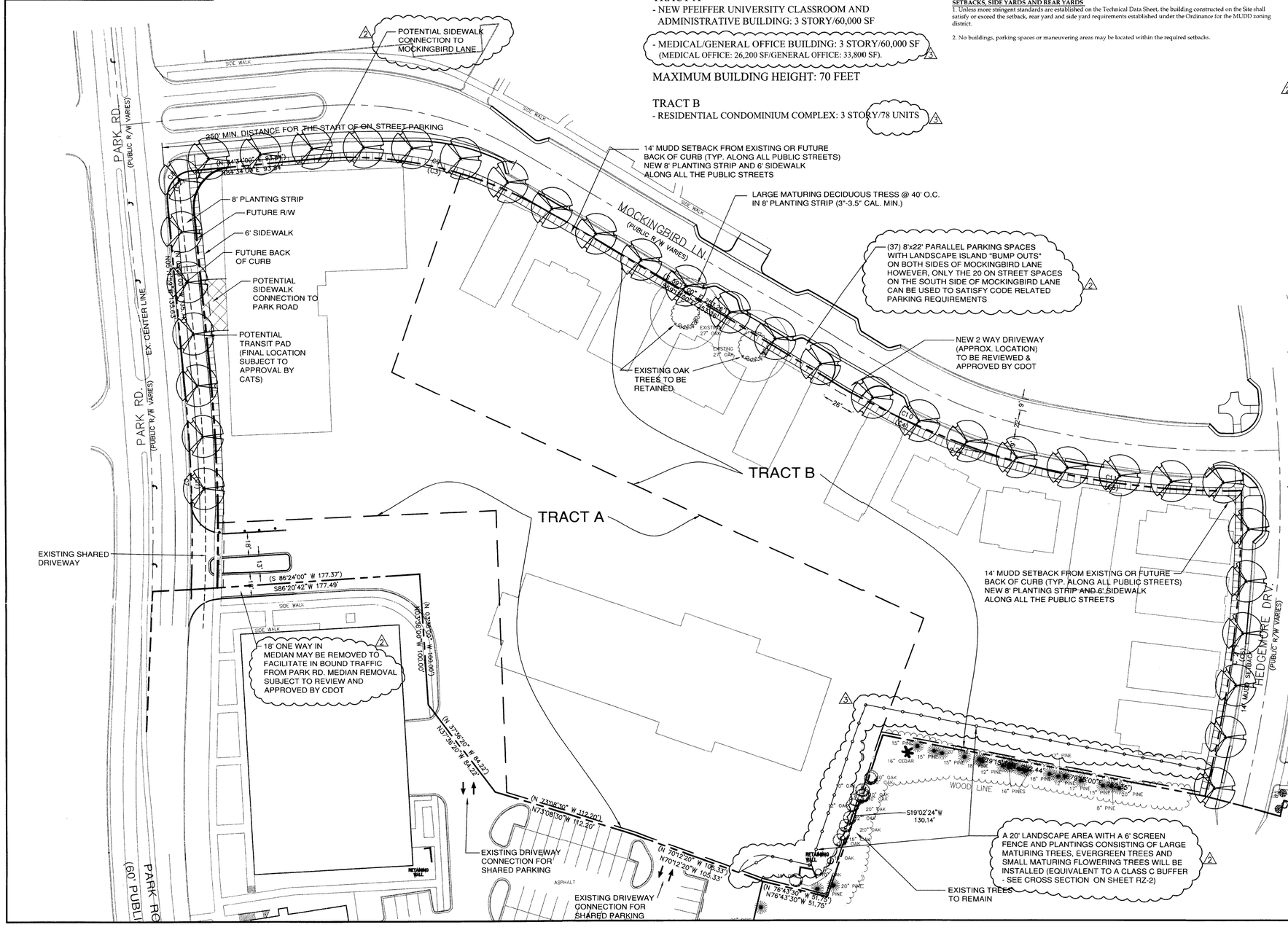
2. The elevations attached to the Technical Data Sheet for each building proposed to be constructed on the Site are intended to portray the basic architectural style, character and quality of these buildings. Accordingly, the buildings proposed to be constructed on the Site shall be designed and constructed so that they are substantially similar in appearance to the attached elevations in terms of their architectural style, character and quality. Changes and alterations which do not materially change the overall conceptual architectural style, character and quality are permitted based upon final design/construction drawings.

3. Pedestrian entrances shall be provided from Park Road and Mockingbird Lane into the medical/general office building proposed to be constructed at the corner of Park Road and Mockingbird Lane.

STORM WATER MANAGEMENT
This project shall have a greater than 24% built upon area. As a result, water quality best management practices ("BMPs") to treat storm water runoff from the entire built upon area will be employed. The BMP's will be constructed to achieve 85% Total Suspended Solid removal for the entire post development runoff volume in accordance with NCDENR BMP manual dated April 1999, Section 4.0.

AMENDMENTS TO REZONING PLAN
Future amendments to the Technical Data Sheet 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 APPLICATION
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, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 408 (704) 373-1907
Charlotte, NC 28202
Surveying • Landscape Architecture • Civil Engineering

PRELIMINARY NOT FOR CONSTRUCTION

©Copyright
The use of these drawings without written permission from the architect/engineer is prohibited. Violators will be subject to legal action.

PROJECT: CONDITIONAL REZONING REQUEST
THE VILLAGE @ PFEIFFER
CHARLOTTE, NORTH CAROLINA

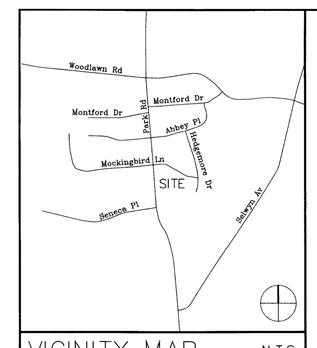
SHEET TITLE: TECHNICAL DATA SHEET

Project No.	Y6011
Checked by	TLH
Drawn by	JMD
Date Drawn	03.20.06
Revisions	
1	05.23.06 PER PUBLIC HEARING
2	06.23.06 PER STAFF PRE HEARING ANALYSIS
Sheet	RZ-1

01/25/07 ADMINISTRATIVE AMENDMENT REQUEST
05/23/06 REVISED FOR PUBLIC HEARING: PETITION #2006-83

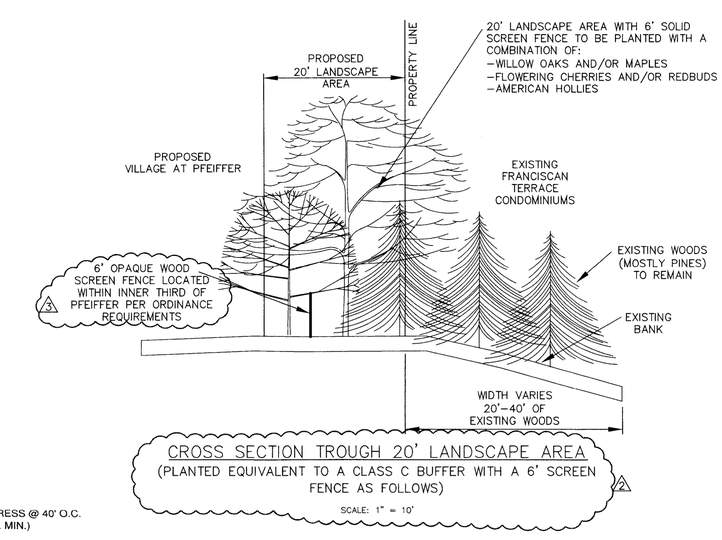
SUBJECT TO ADMINISTRATIVE APPROVAL
DATED: March 2, 2007
BY: DEBRA D. CAMPBELL

2006-083

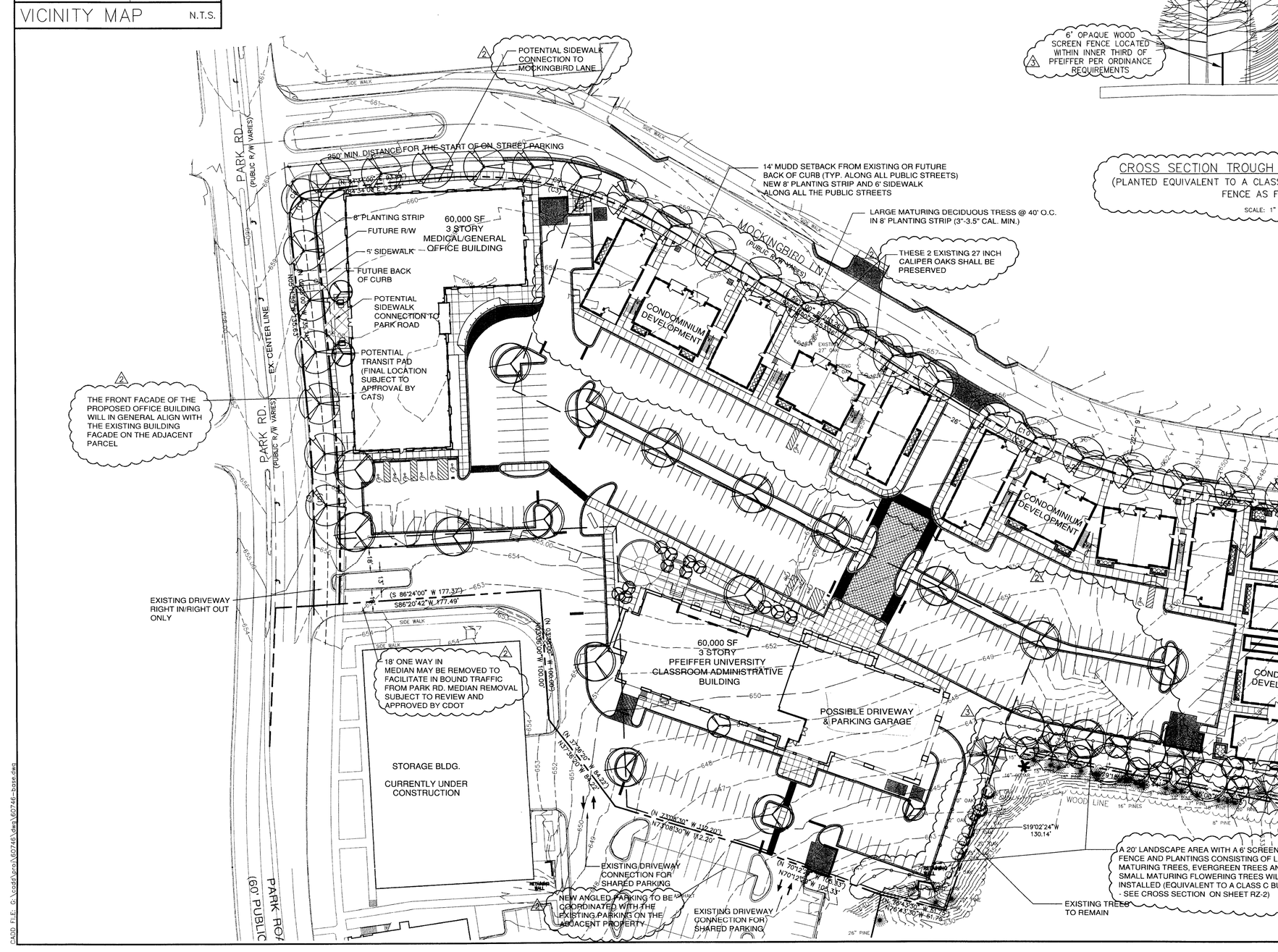


VICINITY MAP N.T.S.

RECORD CALLS–CURVE TABLE						
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	7°32'32"	1236.37	162.75	81.49	N01°39'44"W	162.63'
C2	90°00'00"	20.00	31.42	20.00	S39°34'00"W	28.28'
C3	36°14'00"	305.65	193.29	100.00	N77°19'00"W	190.09'
C4	12°07'42"	590.52	125.00	62.73	S65°15'51"E	124.77'
C5	19°46'02"	590.52	203.73	102.89	S81°12'42"E	202.72'
C6	14°37'08"	924.93	235.99	118.64	N06°54'10"E	235.35'
CURVE TABLE						
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C7	8°28'38"	1101.68	163.00	81.65	N01°49'03"W	162.85'
C8	90°00'00"	20.00	31.42	20.00	S39°34'00"W	28.28'
C9	36°14'00"	305.65	193.29	100.00	N77°19'00"W	190.09'
C10	12°07'42"	590.52	125.00	62.73	S65°15'51"E	124.77'
C11	19°46'02"	590.52	203.73	102.89	S81°12'42"E	202.72'
C12	14°53'47"	906.34	235.64	118.49	N06°57'59"E	234.98'



CROSS SECTION TROUGH 20' LANDSCAPE AREA
(PLANTED EQUIVALENT TO A CLASS C BUFFER WITH A 6' SCREEN FENCE AS FOLLOWS)
SCALE: 1" = 10'



GNA DESIGN ASSOCIATES, Inc.
428 East Fourth Street
Suite 408 (704) 373-1907
Charlotte, NC 28202
Surveying • Landscape Architecture • Civil Engineering

PRELIMINARY NOT FOR CONSTRUCTION

©Copyright
The use of these drawings without written permission from the architect/engineer is prohibited. Violators will be subject to legal action.

PROJECT: CONDITIONAL REZONING REQUEST
THE VILLAGE @ PFEIFFER
CHARLOTTE, NORTH CAROLINA

SHEET TITLE: ILLUSTRATIVE REZONING SITE PLAN

Project No.	Y6011
Checked by	TLH
Drawn by	DKE
Date Drawn	03.20.06
Revisions	
1	05.23.06 PER PUBLIC HEARING
2	06.23.06 PER STAFF PRE HEARING ANALYSIS
Sheet	RZ-2

01/25/07 ADMINISTRATIVE AMENDMENT REQUEST
05/23/06 REVISED FOR PUBLIC HEARING: PETITION #2006-83

SUBJECT TO ADMINISTRATIVE APPROVAL
DATED: March 2, 2007
BY: DEBRA D. CAMPBELL

CAD FILE: G:\cadd\pro\60746\dwg\60746-base.dwg

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: March 2, 2007

TO: Gary Huss
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2006-83 by Pfeifer University

Attached are revised plans for the above petition. The plans have been revised to increase the number of allowable units from 74 to 78 and make minor changes to the site layout. Since these changes are minor I am administratively approving these revised plans. Please use these attached plans when evaluating requests for building permits and certificates of occupancy.
Note the building elevations attached to the original approval still apply.
Note that all other ordinance requirements still apply.